

## **\$749,900 - 465037 Rge Rd 24, Rural Wetaskiwin County**

MLS® #E4434790

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,500 sqft

Rural on 8.64 Acres

None, Rural Wetaskiwin County, AB

8.64 acres fully fenced and cross-fenced with rolling land and a private, south-facing view of adjacent farmland. Custom 2000-built home with open concept, large south-facing windows, and a cozy wood-burning stove centerpiece. Energy-efficient with newer forced air furnace and in-floor basement heating for year-round comfort. Master suite upstairs with ensuite and his/hers closets plus incredible views of the peaceful surroundings. Fully finished basement with rec area, 2 bedrooms, full bath with sauna, storage, and a man cave retreat. Oversized attached double garage and spacious open yard ideal for gatherings, play, or gardening. 30'x48' barn with heated tack room, 6 tie stalls, 1 box stall, and hay storage—perfect for horses or livestock. 36'x60' workshop with 14'x60' lean-to, 24'x48' cattle shelter, 200'x120' arena, stock waterers, and corrals. A well-designed, move-in ready hobby farm property for those seeking space, function, and a country lifestyle. 1 km to Pavement! Beautiful Country Lifestyle!

Built in 2000

### **Essential Information**

MLS® # E4434790

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,500                  |
| Acres          | 8.64                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 465037 Rge Rd 24        |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2V0                 |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Exterior Walls- 2"x6", Patio, R.V. Storage, Vaulted Ceiling, Workshop, See Remarks |
|----------|--|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Private Setting, Rolling Land, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 5th, 2025

Days on Market 7

Zoning Zone 90

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Listing information last updated on May 12th, 2025 at 2:17am MDT