

\$499,900 - 253046 Twp Road 472, Rural Wetaskiwin County

MLS® #E4443710

\$499,900

4 Bedroom, 1.00 Bathroom, 1,300 sqft
Rural on 34.52 Acres

None, Rural Wetaskiwin County, AB

COUNTRY CHARMER! ROOM FOR THE ANIMALS! Looking for a budget friendly acreage with lots of land? This 1299 sq ft 4 bedroom 1 bath classic farmhouse on 34 glorious acres is perfect for the hobby farmer wanting to get their toes wet with rural living! Feat: newer vinyl windows, shingles, vinyl plank flooring, lighting, paint & more! Mature, treed yard site w/ double detached garage, sea cans & semi truck storage containers, older sheds & small barn from the mid century add character & functionality. Inside brings a traditional layout, w/ large entryway & laundry near the entrance. Upstairs brings 3 bedrooms, 4 pce bathroom, U shaped kitchen, dining space, & living room w/ plenty of windows for natural lighting. The basement is partially finished, w/ 4th bedroom, high efficiency furnace, & space to add a 5th bed, bathroom, or use as storage. Gravity fed septic tank & discharge, drilled well. Quick drive to Millet and Wetaskiwin, 20 mins to Leduc. All items on property negotiable!

Built in 1967

Essential Information

MLS® #	E4443710
Price	\$499,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,300
Acres	34.52
Year Built	1967
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	253046 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

Amenities

Features	R.V. Storage, Vinyl Windows
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Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 21st, 2025
Days on Market	2
Zoning	Zone 80

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