

\$699,900 - 40 240065 Twp Road 472, Rural Wetaskiwin County

MLS® #E4449961

\$699,900

6 Bedroom, 4.00 Bathroom, 3,190 sqft

Rural on 2.45 Acres

Hillside Park_CWET, Rural Wetaskiwin County, AB

BACKING BIGSTONE CREEK! PERFECT FAMILY HOME! 4 CAR GARAGE! Looking for peace & quiet with room to grow? Car enthusiast looking for the dream garage? This 3190 sq ft, 6 bed, 4 bath custom 2 story home on 2.45 acres is private & one of a kind! Feat: new vinyl plank flooring on the main & basement, ICF foundation, updated paint, in floor heating throughout the home w/ boiler, walkout basement, 40' x 26' garage, & more! Main level boasts a large living room, massive kitchen w/ ample cabinetry, gas stove & microwave, & newer fridge & eat in dining, laundry, 4 pce bath, & 2 bedrooms inc the primary bed w/ 3 pce ensuite & walk in closet. Upstairs brings a huge bonus room; ideal for movie night! 3 massive bedrooms w/ walk in closets & 4 pce bath. Basement is fully finished with the 6th bedroom, family room / second kitchen, 3 pce bath & tons of storage! Enormous front porch, fully treed, incredible spot to build your ODR, future shop, or explore the creek area. Quick access to Wetaskiwin & Millet, a must see!

Built in 2002

Essential Information



MLS® #	E4449961
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,190
Acres	2.45
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	40 240065 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Hillside Park_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X1

Amenities

Features	Deck, R.V. Storage, Vinyl Windows, Walkout Basement
----------	---

Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Creek, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed July 27th, 2025

Days on Market 10

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 5:17am MDT