

# **\$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**

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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	9
Zoning	Zone 80

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Listing information last updated on June 30th, 2025 at 10:33am MDT