

\$1,250,000 - 273054 A Hwy 13, Rural Wetaskiwin County

MLS® #E4353343

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,929 sqft

Rural on 159.00 Acres

None, Rural Wetaskiwin County, AB

For additional information, please click on "View Listing on Realtor Website". 159 +/- acres with beautiful, large, treed yard accessing onto Hwy. #13. Two parcels of land with a good set of buildings, this property is set up for a wide variety of operations. Properly fenced/cross fenced for elk, deer, buffalo, cattle or horses. Property has 3 artesian wells providing an abundance of water to all buildings and pasture. House is upgraded and very well maintained, 4 bedrooms & 3 full baths, living room, family room, bar, kitchen, dining room, laundry room and large office. Hot tub gazebo just outside the family room door with gorgeous back yard. Only 1/2 mile from elementary/ high school, bus service at gate. Also second residence, the original farm house, currently rented on monthly basis. Living quarters above the barn (42' x 32') in the loft. Quonset 50' x 32', tack shed 29' x 15'. In pasture for 30+ years. This property provides endless opportunities!

Built in 1989

Essential Information

MLS® #	E4353343
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,929
Acres	159.00
Year Built	1989
Type	Rural
Sub-Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	273054 A Hwy 13
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W8

Amenities

Amenities	Bar, Crawl Space, Exterior Walls- 2x6', Gazebo, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Party Room, Patio, Vaulted Ceiling, Wet Bar
Features	Bar, Crawl Space, Exterior Walls- 2x6', Gazebo, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Party Room, Patio, Vaulted Ceiling, Wet Bar
Parking Spaces	10
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Parking Pad Cement or Paved
# of Garages	2
Garages	6.71x7.74

Interior

Interior	Carpet, Linoleum, Softwood
Interior Features	Oven Built-In-Two, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Intercom, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings
Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Wood, Glass Door, Heatilator/Fan, Insert
# of Stories	2
Has Basement	Yes

Basement Partly Finished, Full, Crawl Space

Exterior

Exterior Brick, Stucco

Exterior Features Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped,
Level Land, Private Setting, Schools, Treed Lot, Vegetable Garden

Construction Wood Frame

Additional Information

Date Listed August 8th, 2023

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Listing information last updated on May 20th, 2024 at 9:31am MDT