

# **\$585,000 - 149 472084 Rge Road 241, Rural Wetaskiwin County**

MLS® #E4428364

**\$585,000**

4 Bedroom, 2.50 Bathroom, 1,440 sqft

Rural on 2.19 Acres

Landsdowne Park, Rural Wetaskiwin County,  
AB

This wonderful 4 bedroom acreage near Millet Alberta offers an exceptional blend of comfort and natural beauty. With a 1400 square foot main floor, this home is situated on a picturesque 2.19 acre hillside lot adorned with mature, beautiful trees. Choose from 2 main floor family rooms to capture west facing views, as well as the dining room that overlooks the wraparound deck. This bilevel has 3 bedrooms, a 4 pc main bath and a convenient 2 pc. ensuite on the main floor. Downstairs is home to the 4th bedroom, a 3 pc bath, huge laundry area and 2 fantastic family/rec spaces, one currently used a gym. This walkout design is cleverly landscaped with a tiered outdoor grilling area off the side kitchen entrance and seamless access to both front and back yards. A 24x30 heated garage provides plenty of storage for acreage toys. 2017 new roof and siding, 2024 HWT, Some newer windows, Duradeck 2024. Wood Fireplaces! Storage Galore! Paved access! 15 minutes to Intl. airport. Country living in Albertas gem community!

Built in 1981

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4428364               |
| Price          | \$585,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,440                  |
| Acres          | 2.19                   |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 149 472084 Rge Road 241 |
| Area        | Rural Wetaskiwin County |
| Subdivision | Landsdowne Park         |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Vinyl Windows, Walkout Basement, Workshop |
|----------|---|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Golf Nearby, Hillside, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

**Additional Information**

Date Listed            April 1st, 2025  
Days on Market      31  
Zoning                Zone 80

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