

# **\$749,900 - 225067 Twp Road 470, Rural Wetaskiwin County**

MLS® #E4431556

**\$749,900**

5 Bedroom, 3.50 Bathroom, 1,521 sqft

Rural on 3.14 Acres

None, Rural Wetaskiwin County, AB

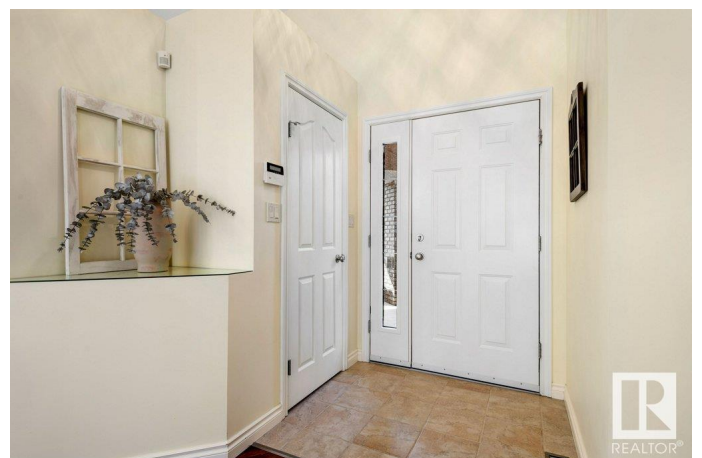
The view? Open fields, endless sky, and nothing but quiet. This isn't just real estate it's Alberta history and for the first time in nearly 100 years, it's hitting the market. Beautifully maintained & barely lived in, this 1550 sqft bungalow offers 5 beds, den, 4 baths, a finished basement & a double attached garage – both with in-floor heat. With minimal use over the past 21 years, everything from the well, septic, appliances, and mechanical systems is like new. No expense has been spared on upkeep or care. But the jewel of the property? The barn. Built in 1938 by the family's Swedish ancestors – true craftsmen – it's one of only three of its kind in Alberta. Recently protected with \$50,000 in metal cladding, this remarkable piece of history still stands tall with incredible potential to be something cool! One family since the 1930s – the final piece of a three-generation legacy, and a rare chance to own something meaningful and carry its story forward.

Built in 2003

## **Essential Information**

MLS® # E4431556

Price \$749,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	3.14
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	225067 Twp Road 470
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1L0

### **Amenities**

Features	Vaulted Ceiling
----------	-----------------

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 15

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 May 2nd, 2025 at 4:32am MDT