

# **\$459,900 - 253039 Twp Road 464, Rural Wetaskiwin County**

MLS® #E4431578

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,926 sqft

Rural on 7.56 Acres

None, Rural Wetaskiwin County, AB

Welcome to this spacious 7.56-acre property with a newly renovated 4 bedroom and 2 bathroom mobile home, 40x40 heated shop, and equestrian amenities. This nearly 2,000 sq ft updated mobile home offers modern comfort with an open-concept layout with recent renovations that include: updated bathrooms, kitchen, new vinyl flooring throughout, vinyl windows, metal roofing on the house and all outbuildings 2 yrs ago. All major upgrades have been previously completed: furnace (2016), hot water tank (2019), and appliances (2022). Boiler system installed in the garage with radiant heating to the two bedrooms and mud room, easily connected to heat the insulated double attached garage. Horse lovers will appreciate the outdoor riding ring and fenced pastures. This rural property combines peaceful country living with functional infrastructure and modern comforts. Whether you're looking for a hobby farm, horse setup, or just more space to enjoy the outdoors, this property is ready to welcome you home.

Built in 1979

## **Essential Information**

MLS® #

E4431578



|                |                        |
|----------------|------------------------|
| Price          | \$459,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,926                  |
| Acres          | 7.56                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 253039 Twp Road 464     |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9A 1X2                 |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood                             |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Construction      | Wood                             |
| Foundation        | Piling                           |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

Days on Market 14

Zoning Zone 80

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