

# **\$219,000 - 274032a Hwy 13, Rural Wetaskiwin County**

MLS® #E4431814

**\$219,000**

3 Bedroom, 0.50 Bathroom, 1,519 sqft

Rural on 3.95 Acres

None, Rural Wetaskiwin County, AB

Amazing Opportunity! Lot Value for 3.95 Acres, tucked nicely and conveniently off Hwy 13. Only minutes to the Pigeon Lake and well under an hour to south Edmonton. There is a modular home that could be removed, the services capped and the possibilities are endless. There is a detached garage with power, heat and cement floor. There is also services from a previous residence that has been removed years ago. Ideal for a future shop. Tons of potential await you in Wetaskiwin County.

Built in 1974

## **Essential Information**

MLS® #	E4431814
Price	\$219,000
Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	1,519
Acres	3.95
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Back Split
Status	Active

## **Community Information**



Address	274032a Hwy 13
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W8

### **Amenities**

Features	Workshop
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### **Interior**

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Golf Nearby, No Through Road, Not Landscaped, Private Setting, Schools, Shopping Nearby, Sloping Lot, Treed Lot
Construction	Modular
Foundation	See Remarks

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	13
Zoning	Zone 80

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Listing information last updated on May 2nd, 2025 at 4:02am MDT