

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

# **\$599,000 - 475047 Rge Road 264, Rural Wetaskiwin County**

MLS® #E4436046

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,641 sqft

Rural on 9.07 Acres

None, Rural Wetaskiwin County, AB

9.07 acres with a 2641sq/ft House, Barn, Garage, and More! Inside the home the Main Floor hosts the Kitchen, Dining Room, Den, Living Room, and a Large Family Room with lots of windows allowing in natural light. The Family room has a brand new wood fireplace accompanied by another wood fireplace in the Living room to keep the Main floor cozy. The Upper Level has Two Bathrooms and Three Bedrooms including the Primary with its own office space. The Basement has the Fourth Bedroom of the home, another Kitchen Space, Rec Room, Laundry, 4 piece Bathroom, and has its own separate entrance. A New High Efficiency Boiler, and New Hot Water Tank were both installed in 2025. The Barn has two stalls, tack room, shelter off the side, and a loft above. The garage has space to park with a work shop area with power, cement floor, and wood fireplace for heat. Throughout the property is a greenhouse, garden boxes, pond, out buildings, and fencing with lots of mature trees to keep everything private and secluded!

Built in 1987

## **Essential Information**

MLS® # E4436046

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,641
Acres	9.07
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	475047 Rge Road 264
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	May 12th, 2025
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Days on Market 1

Zoning Zone 90

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Listing information last updated on May 13th, 2025 at 1:03pm MDT