

\$725,000 - 240028 Twp 460, Rural Wetaskiwin County

MLS® #E4439533

\$725,000

4 Bedroom, 2.50 Bathroom, 2,876 sqft

Rural on 8.80 Acres

None, Rural Wetaskiwin County, AB

BRING THE ANIMALS !!! Close to Wetaskiwin with **PAVEMENT ALL THE WAY!!!** This 8.80 ACRE PROPERTY has a set up for your hobby farm. Country style 2 story home over 2800 sq.ft with 4 bedrooms, 2.5 bathrooms and a full basement plus a 24'x31' attached heated garage. Main floor has a office directly from the garage, also basement access from the garage. You walk into your large kitchen with a view of the paddocks. Huge dining room off the kitchen and a massive family room with a wood burning stove. Main floor also has laundry and a washroom. Upstairs has 4 bedrooms, 4 piece bathroom, access to a second level deck. The primary bedroom has a 3 piece ensuite and a walk in closet. Many outbuildings including an **AMAZING BARN** with maternity pen and birthing stalls. Outside you have a squeeze shoot, loading dock, multiple paddocks, 3 more maternity stalls, granary, hay shed, large shelter, 3 auto waterers. Great opportunity for a hobby farm or to winter cattle. GST may be applicable.

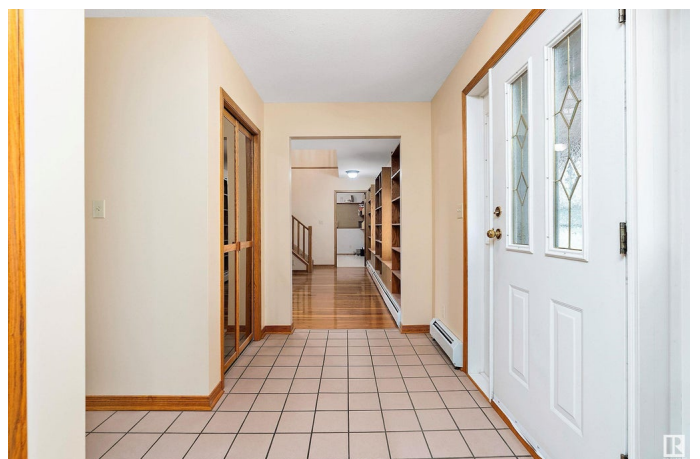
Built in 1989

Essential Information

MLS® # E4439533

Price \$725,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,876 |
| Acres | 8.80 |
| Year Built | 1989 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 240028 Twp 460 |
| Area | Rural Wetaskiwin County |
| Subdivision | None |
| City | Rural Wetaskiwin County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 1X1 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

Interior

| | |
|-------------------|------------------------|
| Interior Features | ensuite bathroom |
| Heating | Baseboard, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Private Setting, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

Days on Market 90

Zoning Zone 80

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