

# **\$1,100,000 - 2 243050 Twp Road 474, Rural Wetaskiwin County**

MLS® #E4446565

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 1,623 sqft

Rural on 3.51 Acres

J-V Estates, Rural Wetaskiwin County, AB

2013 ICF foundation provides the building blocks for this IMMACULATE bungalow located just 200 yards off pavement & 15 minutes from YEG! Boasting just over 3500 square feet of total living space with an oversize attached garage and a 22x30 insulated and heated workshop. The kitchen has stunning Cherrywood custom cabinets, granite tops, wall ovens, Induction Range, and amazing Alberta views through the abundant triple pane windows! The open concept living space is cozy yet Grand with gas fireplace, coffered ceilings and crown moulding. The primary has a huge ensuite with a custom tile shower and a dream closet/dressing area. The 2nd upstairs bedroom also has a 4 pc ensuite. The upstairs is rounded out with another 2 pc bath and a private sitting room overlooking the yard. Downstairs has 2 more very large bedrooms, a 4 pc bath and family room. The yard is nothing short of stunning and must be seen to appreciate! Shop is 22x30, paved driveway, composite decking, High End mechanical upgrades, Excellent water!



Built in 2013

## **Essential Information**

MLS® #

E4446565

Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,623
Acres	3.51
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 243050 Twp Road 474
Area	Rural Wetaskiwin County
Subdivision	J-V Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Front Porch, Insulation-Upgraded, No Smoking Home, Parking-Extra
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood

Foundation                    Insulated Concrete Form

**Additional Information**

Date Listed                    July 8th, 2025

Days on Market            1

Zoning                        Zone 80

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Listing information last updated on July 9th, 2025 at 11:17am MDT