

# **\$995,000 - 214 271022 Twp Road 480, Rural Wetaskiwin County**

MLS® #E4454890

**\$995,000**

3 Bedroom, 2.00 Bathroom, 2,251 sqft

Rural on 0.44 Acres

Curilane Beach, Rural Wetaskiwin County, AB

This Magnificent Property with Lakefront Access and Views holds a 2250 sq/ft Home with a Double Attached Garage, Quadruple Detached Garage, and More! Inside the home the Main Level is made up of Two Bedrooms, Living room with a wood fire place on a stone wall, Kitchen that is open to the Dining room with a vaulted ceiling, and Family room with another fireplace. A Walk-In Pantry, Laundry/Utility Room, and a 4 Piece Bathroom Conclude the Main floor. The Upper Level has the Primary Bedroom that has its own 4 Piece Ensuite Bathroom, Walk-In Closet, and an Office. This Home is Wheelchair accessible from the Attached Garage with a lift and from the large back deck that over looks the lake through the patio doors into the Living room and Family room. The Detached Garage measures 36'x28' has a Concrete floor, Heat, Power, and Two Overhead Doors. This Property Welcomes you to enjoy the lake year round with extra storage for toys of every season!

Built in 1981

## **Essential Information**

MLS® # E4454890

Price \$995,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,251
Acres	0.44
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	214 271022 Twp Road 480
Area	Rural Wetaskiwin County
Subdivision	Curilane Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Off Street Parking, Crawl Space, Deck, Fire Pit, Lake Privileges, Parking-Extra, Vaulted Ceiling, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter, Preserved Wood

### Additional Information

Date Listed August 27th, 2025

Days on Market 1

Zoning Zone 90

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Listing information last updated on August 28th, 2025 at 3:02am MDT