# \$799,000 - 474062 A Highway 2a, Rural Wetaskiwin County

MLS® #E4433147

## \$799,000

5 Bedroom, 2.50 Bathroom, 1,691 sqft Rural on 2.09 Acres

None, Rural Wetaskiwin County, AB

Opportunity to own a beautiful home & 2.09 PERFECT ACRES in Wetaskiwin County that wraps around the RAVINE and GORGEOUS TREED RESERVE that is the PIPESTONE CREEK as it winds thru Millet and is the natural south border of the Town. Treed perimeter, fenced in WHITE PVC FENCING and lovingly maintained, STEP BACK IN TIME into this 1691 sq. ft. BUNGALOW that offers a FULLY DEVELOPED basement, west SUN ROOM and deck and features a finished TRIPLE ATTACHED GARAGE. Vaulted ceilings, central staircase, FORMAL DINING ROOM, main floor DEN/OFFICE at the front door, 2 bedrooms up and 3 bedrooms downstairs plus 3 bathrooms. Spacious gathering areas in the GREAT ROOM with WOOD BURNING FIREPLACE & LOG LIGHTER & the large lower FAMILY ROOM/GAMES ROOM with WOOD BURNING STOVE! All this and more plus a DRILLED WELL & HOLDING TANK! This UNIQUE LOCATION offers so many possibilities, from simple COUNTRY LIVING with all the amenities the area has to offer to a thriving HOME BASED BUSINESS this could be the PERFECT ACREAGE.







Built in 1993

#### **Essential Information**

MLS® # E4433147 Price \$799,000

Bedrooms 5
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,691
Acres 2.09
Year Built 1993
Type Rural

Sub-Type Detached Single Family

Style Bungalow
Status Active

# **Community Information**

Address 474062 A Highway 2a

Area Rural Wetaskiwin County

Subdivision None

City Rural Wetaskiwin County

County ALBERTA

Province AB

Postal Code T0C 1Z0

#### **Amenities**

Features Deck, Sunroom, Vaulted Ceiling, See Remarks

#### 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 Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed

Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 190

Zoning Zone 80

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