

# \$450,000 - 75033 Twp Road 453 A, Rural Wetaskiwin County

MLS® #E4433432

**\$450,000**

1 Bedroom, 1.00 Bathroom, 1,249 sqft  
Rural on 8.82 Acres

None, Rural Wetaskiwin County, AB

Scenic 8.8-acre property just minutes from Alder Flats, Alberta. Built in 2017, this charming cabin-style home offers rustic character with modern comfort. An open-concept layout, warm wood accents, and natural light make it a cozy year-round residence or peaceful weekend retreat. The oversized detached double garage provides ample space for vehicles, tools, and storage—ideal for hobbyists or outdoor enthusiasts. Surrounded by nature, the land offers room for gardening, animals, or recreation, all while being conveniently close to town. A great opportunity for those seeking space, privacy, and country living.

Built in 2017

## Essential Information

MLS® #	E4433432
Price	\$450,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,249
Acres	8.82
Year Built	2017
Type	Rural



Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	75033 Twp Road 453 A
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

### Amenities

Features	Deck, Front Porch, Hot Water Natural Gas, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, No Back Lane
Construction	Wood
Foundation	Grade Beam

### Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 90

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Listing information last updated on May 1st, 2025 at 7:17am MDT