

# **\$629,900 - 22 62036 Twp Road 462, Rural Wetaskiwin County**

MLS® #E4440991

**\$629,900**

4 Bedroom, 3.00 Bathroom, 1,771 sqft

Rural on 0.84 Acres

Highland Spruce Estate, Rural Wetaskiwin County, AB

This private 4-bedroom, 3-bath A-frame home is tucked just steps from Buck Lake and backs onto peaceful farmland. Designed with character and function in mind, the home features soaring ceilings, post and beam construction, and an open layout filled with natural light. The kitchen is outfitted with solid hickory cabinetry and a Jenn-Air gas range, while a wood-burning fireplace adds warmth and charm to the main living space. Upstairs, the primary suite offers an ensuite and walk-in closet. Two more bedrooms are on the main floor, and the finished basement includes a large family room, extra bedroom, 3-piece bath, and bonus space. Outside, you'll find a heated oversized garage, additional single garage, fenced backyard, and raised garden beds. Two RV pads with 50 amp power and sewer hookups make it easy to host. With two holding tanks, a 160' well producing clean, soft water, and reliable internet, this is an ideal full-time home or lake getaway.

Built in 2005

## **Essential Information**

MLS® # E4440991

Price \$629,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,771
Acres	0.84
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	22 62036 Twp Road 462
Area	Rural Wetaskiwin County
Subdivision	Highland Spruce Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

### Amenities

Features	Deck, Open Beam, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Lake Access Property, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
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Days on Market 11

Zoning Zone 96

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