

\$479,900 - 63068 Hwy 33, Rural Woodlands County

MLS® #E4460349

\$479,900

3 Bedroom, 2.50 Bathroom, 2,772 sqft

Rural on 17.88 Acres

None, Rural Woodlands County, AB

Clean and tidy 17 acres right off pavement, just 5 km from Fort Assiniboine! The 2700+ sq.ft. Cape Cod style home is designed for comfort and space. Stay cozy with your choice of 2 natural gas fireplaces, 1 wood fireplace and 1 wood stove. The main floor is bright and open with a kitchen and sunken dining area (currently used as a living room), a formal dining room, workout space with built-ins, and a sunny den. Step outside to the expansive back deck, perfect for entertaining or relaxing. Upstairs you'll find 3 bedrooms, The large primary offers a walk-in closet and 4-piece ensuite. The bonus room works well as an office. Heated oversized double garage with rear door. The 4 foot crawl space is cement offering storage. Outside, the property features room to roam, a pond on the north side, and an open yardsite protected by trees on three sides. With multiple options for a future shop and endless space to enjoy, this acreage is the perfect blend of comfort, size, and convenience just minutes from town!

Built in 1993

Essential Information

MLS® # E4460349

Price \$479,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,772 |
| Acres | 17.88 |
| Year Built | 1993 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 63068 Hwy 33 |
| Area | Rural Woodlands County |
| Subdivision | None |
| City | Rural Woodlands County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0G 1A0 |

Amenities

| | |
|----------|-------------|
| Features | Crawl Space |
|----------|-------------|

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-------------------|
| Date Listed | October 1st, 2025 |
|-------------|-------------------|

Days on Market 10

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 11th, 2025 at 3:02pm MDT