

# **\$840,000 - 470048 Rge Road 25, Rural Wetaskiwin County**

MLS® #E4438844

**\$840,000**

3 Bedroom, 3.00 Bathroom, 1,345 sqft

Rural on 80.18 Acres

None, Rural Wetaskiwin County, AB

This beautiful, 80-acre parcel with an immaculate yard site, 1435 sq ft home, and almost \$11,000 in annual surface lease revenue is an opportunity you won't want to miss. Drive into the yard and you'll see evidence of pride of ownership and attention to detail. The 1435 sq ft modular home (1998), placed on a full concrete basement, has three bedrooms and two bathrooms upstairs along with a deck off the dining area and main floor laundry located by the back entrance. Downstairs is an additional 3 pce bath, large sitting area, family room, office area, utility room and cold room. Connected by a breezeway is the 24 x 26 garage, with a wood stove for heating. Outbuildings include a 28 x 48 shed with dirt floor, a 36 x 80 tarp building (new tarp in 2021), a 40 x 60 metal-clad pole shed with partial concrete floor, bunk house, gazebo, and two garden sheds. Nicely situated 1/2 mile off of hard top and near to three lakes, this one of a kind property needs to be seen to be appreciated.

Built in 1998

## **Essential Information**

MLS® # E4438844

Price \$840,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	80.18
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	470048 Rge Road 25
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2X0

### Amenities

Features	Deck, Detectors Smoke, Gazebo, Greenhouse, No Animal Home, No Smoking Home, Vinyl Windows, Workshop, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Modular
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks, Partially Fenced
Construction	Modular
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market      12  
Zoning                Zone 90

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