

# **\$849,900 - #26 243060 Twp Rd 470, Rural Wetaskiwin County**

MLS® #E4415966

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,721 sqft

Rural on 4.72 Acres

Evergreen Park Estates, Rural Wetaskiwin County, AB

Brand New Custom Built Home 1720 sq.ft raised bungalow on 4.72 acres, beautiful treed lot. Open floor plan, vaulted ceiling, huge primary bedroom, walk in closet, 4 pce ensuite, main floor laundry room with scrub sink and linen closet, den/office, large walk in pantry, cantilever island, upgrade fixtures throughout, air conditioning, full and open basement waiting for your input, oversized heated garage, huge rear deck, covered front step, newly laid sod ready for spring, keyless entry. Home has 10 year New home warranty plus 1 year Builders warranty, \$10,000.00 appliance allowance, 4 ft. sidewalk to the back of the home, drive pad front of the garage 26x26, RV parking, Seller will look at taking a home on trade. Easy access to QE2 and 2A pavement all the way. 10 minutes Wetaskiwin, Millet, 30 mins Leduc, Nisku and Edmonton International Airport.

Built in 2024

## **Essential Information**

MLS® #	E4415966
Price	\$849,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,721
Acres	4.72
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	#26 243060 Twp Rd 470
Area	Rural Wetaskiwin County
Subdivision	Evergreen Park Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W8

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 11th, 2024
Days on Market	187

Zoning

Zone 80

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