

# \$174,900 - 22 243060 Twp Road 470, Rural Wetaskiwin County

MLS® #E4423948

**\$174,900**

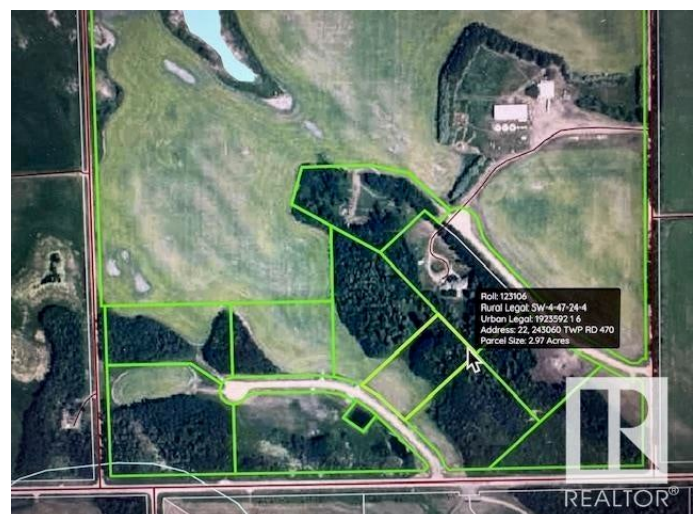
0 Bedroom, 0.00 Bathroom,  
Rural on 2.97 Acres

Evergreen Park Estates, Rural Wetaskiwin  
County, AB

Stunning acreage setting to build your dream home and shop. 2.97 Acres in one of the newest subdivisions South of Leduc. EVERGREEN PARK ESTATES. Property enclosed in new chainlink fencing with gate for added security when ready to build. 45 established spruce trees and 16 mature haskap berry shrubs on inside fenced perimeter. Power and Gas hook-ups at property line. No well or septic. Smaller pond on NE side of property, perfect for winter skating. Great shelter belt of trees to the back and sides of property lines. Less than 10 minutes to Wetaskiwin, 20 min to Leduc and 30 minutes to EIA Airport & Nisku. Paved road on Correction Line 470 to entrance of subdivision, northside of road.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4423948        |
| Price     | \$174,900       |
| Bathrooms | 0.00            |
| Acres     | 2.97            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 22 243060 Twp Road 470  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Evergreen Park Estates  |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9A 1W8                 |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Partially Landscaped, See Remarks |
|-------------------|---|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 163             |
| Zoning         | Zone 80         |

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Listing information last updated on August 14th, 2025 at 9:17pm MDT