

# **\$585,000 - 149 472084 Rge Road 241, Rural Wetaskiwin County**

MLS® #E4428364

**\$585,000**

4 Bedroom, 2.50 Bathroom, 1,440 sqft

Rural on 2.19 Acres

Landsdowne Park, Rural Wetaskiwin County, AB

This wonderful 4 bedroom acreage near Millet Alberta offers an exceptional blend of comfort and natural beauty. With a 1400 square foot main floor, this home is situated on a picturesque 2.19 acre hillside lot adorned with mature, beautiful trees. Choose from 2 main floor family rooms to capture west facing views, as well as the dining room that overlooks the wraparound deck. This bilevel has 3 bedrooms, a 4 pc main bath and a convenient 2 pc. ensuite on the main floor. Downstairs is home to the 4th bedroom, a 3 pc bath, huge laundry area and 2 fantastic family/rec spaces, one currently used a gym. This walkout design is cleverly landscaped with a tiered outdoor grilling area off the side kitchen entrance and seamless access to both front and back yards. A 24x30 heated garage provides plenty of storage for acreage toys. 2017 new roof and siding, 2024 HWT, Some newer windows, Duradeck 2024. Wood Fireplaces! Storage Galore! Paved access! 15 minutes to Intl. airport. Country living in Albertas gem community!

Built in 1981

## **Essential Information**



MLS® #	E4428364
Price	\$585,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	2.19
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	149 472084 Rge Road 241
Area	Rural Wetaskiwin County
Subdivision	Landsdowne Park
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Fire Pit, Vinyl Windows, Walkout Basement, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 1st, 2025  
Days on Market      30  
Zoning                 Zone 80

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