

# **\$425,000 - 57 280017 Twp Road 482, Rural Wetaskiwin County**

MLS® #E4430445

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,497 sqft

Rural on 1.21 Acres

Wizard Ridge Estates, Rural Wetaskiwin County, AB

**TREED & PRIVATE! IN FLOOR HEATING! STEPS TO WIZARD LAKE!** This 1496 sq ft 2 bed, 2 bath bungalow on 1.21 acres brings cozy cabin vibes with elegant modern touches! An open concept design, your main entrance trimmed out with warm pine ceiling & laminate flooring, showcases a functional family room (or convert to a 3rd bedroom), 4 pce bath, & garage / mechanical room. 2 large bedrooms, incl the primary bed w/ 3 pce ensuite. Stunning vaulted ceilings throughout allow for ample natural light & character! Wood burning fireplace w/ stone surround for the cold winter nights, spacious L shaped kitchen w/ island (gas cooktop, electric oven) for meal prep, Multiple sheds, chicken coop & run, and single attached garage provide ample storage & parking for the car or toys. Upgraded insulation throughout the home, vinyl siding, massive wrap around deck with gorgeous views, on demand tankless water heater, water softener; vinyl windows. Just a 30 minute drive to Leduc w/ walking trails to the lake. Don't miss it!

Built in 2006

## **Essential Information**

MLS® #

E4430445



Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,497
Acres	1.21
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	57 280017 Twp Road 482
Area	Rural Wetaskiwin County
Subdivision	Wizard Ridge Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Ceiling 9 ft., Deck, Fire Pit, Hot Water Tankless, R.V. Storage, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, Lake Access Property, Treed Lot
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed April 11th, 2025

Days on Market 20

Zoning Zone 90

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