

\$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 |
|----------|--|

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 19
Zoning Zone 90

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