

\$599,000 - 14 255041 Twp Road 472, Rural Wetaskiwin County

MLS® #E4446994

\$599,000

2 Bedroom, 3.00 Bathroom, 1,590 sqft

Rural on 2.79 Acres

Bev Etta Estate, Rural Wetaskiwin County, AB

Peace, privacy & space to play! This 1591 sqft bungalow sits on a gorgeous 2.79-acre lot surrounded by natural forest & a beautifully landscaped yard—your own private retreat within 20 min of Millet, Leduc & Wetaskiwin! Step inside to a spacious living/dining area w/ vaulted ceilings, lrg windows, & a cozy gas FP—perfect for relaxing or entertaining. The maple kitchen offers plenty of cabinets, corner pantry, & a bright dining nook for family meals. The main floor includes dual primary suites, each w/ modern ensuites & WI closets. You™ll also find main floor laundry & convenient half bath. The partially finished bsmt adds 2 more bdrms, 2pc bath, & tons of space for future dev (roughed in for infloor heat - bsmt & garage). Durable ICF Foundation, Hardy Board siding & new roof. Outside, enjoy the comp deck & gazebo—perfect spots to take in the peaceful setting, firepit, & forest backdrop. The attached dbl garage & tarp shed offer parking & storage for all the toys. Don't miss your chance to make it yours!

Built in 2003

Essential Information

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Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,590
Acres	2.79
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	14 255041 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Bev Etta Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

Amenities

Features	Deck, Fire Pit, Gazebo, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation Insulated Concrete Form

Additional Information

Date Listed July 10th, 2025

Days on Market 1

Zoning Zone 90

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