

# **\$639,000 - 452057 Rge Rd 70a, Rural Wetaskiwin County**

MLS® #E4420681

**\$639,000**

3 Bedroom, 2.00 Bathroom, 2,172 sqft

Rural on 33.97 Acres

None, Rural Wetaskiwin County, AB

Perfect Property for Horse Lovers or your Hobby Farm!! Welcome to this RARE Country Gem with a Mountain View! This 33.97-acre property, located only 25 min South of Drayton Valley and less than 90 minutes from the Edmonton Airport! Absolutely Beautiful 3-bed, 2-bath home spanning over 2100 sq ft. Originally a 1986 mobile home that was fully renovated in 2004 with modern upgrades and a Gorgeous addition built over and ICF Basement! New windows, furnace, water softener, appliances, flooring, and wood accents and more! Outside the 40' x 60' shop is a standout feature, with a 40' x 40' heated section, concrete floor, radiant heat, and a 16x14ft overhead door. Additionally, the 20' x 40' section includes horse stalls, grooming stalls, and a 12x14ft overhead door, with heating in the stall area if needed! The property is fully fenced and cross-fenced with 7 separate pasture areas equipped with 3 heated stock waterers plus small corral system! Don't miss out on this exceptional piece of Alberta Countryside!!

Built in 1986

## **Essential Information**

MLS® #

E4420681



Price	\$639,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,172
Acres	33.97
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	452057 Rge Rd 70a
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

### **Amenities**

Features	No Smoking Home, Vinyl Windows, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	See Remarks
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Level Land, See Remarks
Construction	See Remarks
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 72

Zoning Zone 90

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Listing information last updated on April 19th, 2025 at 1:32pm MDT