

# **\$399,900 - 34 240018 Twp Road 472, Rural Wetaskiwin County**

MLS® #E4429495

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Rural on 1.69 Acres

Grandview Heights\_CWET, Rural Wetaskiwin County, AB

Nestled in picturesque Grandview Heights, this Hillside Bungalow w/ a walk-out basement offers the perfect blend of serenity & convenience with 1.69 acres. This property is just a short 10 min commute to Wetaskiwin & 30 min to Edmonton Interâ€™ Airport â€™paved all the way! This home boasts over 2400 sq ft of total living space, featuring an open-concept kitchen, dining & living area. The walk out basement, bathed with natural light, includes a cozy wood stove. With 3 bedrooms + 3 baths, there is ample room for the whole family. The large deck off the dining room provides breathtaking views of the hills & lush forest of trees, offering a serene spot to unwind & enjoy natureâ€™s beauty. You will enjoy the oversized, dbl attached garage. This property is a rare gem with tons of potential.

Built in 1983

## **Essential Information**

MLS® #	E4429495
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,208
Acres	1.69
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	34 240018 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Grandview Heights_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Walkout Basement
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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, Landscaped, Paved Lane, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 80

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Listing information last updated on April 20th, 2025 at 3:32am MDT