

# **\$1,099,000 - 245008 Twp Rd 474, Rural Wetaskiwin County**

MLS® #E4416819

**\$1,099,000**

5 Bedroom, 3.50 Bathroom, 2,843 sqft

Rural on 16.01 Acres

None, Rural Wetaskiwin County, AB

Private and Secluded, yet close to ALL amenities! Just minutes away from the town of Millet. This beautiful country home has been continuously upgraded and renovated. Overlooking the Pipestone Creek which meanders on 2 full sides. This well-loved home is situated in a picturesque, parklike setting on 16 acres NOT IN A SUBDIVISION. Ideal for hobby farm! Over 4350 SF of dev't space in this 2-story Victorian style home. Kitchen with white cabinetry & granite counters plus 2 wood FPs, den, formal dining, family & living room. Upper floor: library, primary with WI closet, jetted tub, sep shower, 3 BR with bay windows, W/O basement features granite with in-floor heating, potential for kitchenette, huge family room, 5th BR w ensuite. Easy to add more bedrooms! Deck & wrap around porch. 2022 A/C, 2021 Furnace. Paved driveway from bridge to house. Guest House, Heated Workshop/OS Garage. Easy Commute to Airport, Edmonton and Cities nearby

Built in 1993

## **Essential Information**

MLS® #	E4416819
Price	\$1,099,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,843
Acres	16.01
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	245008 Twp Rd 474
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Air Conditioner, Deck, Front Porch, Walkout Basement, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Private Setting, Ravine View, Rolling Land, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            January 2nd, 2025  
Days on Market      118  
Zoning                Zone 80

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Listing information last updated on April 30th, 2025 at 1:32pm MDT