

# **\$497,000 - 464024 Rge Road 255, Rural Wetaskiwin County**

MLS® #E4418925

**\$497,000**

4 Bedroom, 2.00 Bathroom, 1,245 sqft

Rural on 4.97 Acres

None, Rural Wetaskiwin County, AB

LOOKING TO ESCAPE CITY LIFE TO THE PEACEFUL COUNTRYSIDE? Perfect starter acreage, NOT IN A SUBDIVISION, located 10 min from Wetaskiwin & 20 min from Edmonton Intâ€™l Airport. Classic Bungalow w/ 4 bedrooms + 2 baths & over 2400 sq ft of total living space. Kitchen is bright w/ open dining, spacious living room & laminate flooring. You will enjoy the convenience of the main floor laundry room w/sink & extra toilet. Basement is partially finished w/ 2 bedrooms, cold room & storage. Acreage setting is nicely treed-in w/plenty of fruit trees surrounding, large garden w/ fertile soil, single attached garage as well as a detached garage & shed w/power. Make Country Living your Home today! Quick possession available, if needed!

Built in 1967

## **Essential Information**

MLS® #	E4418925
Price	\$497,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,245



Acres	4.97
Year Built	1967
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	464024 Rge Road 255
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X2

### Amenities

Features	No Animal Home, No Smoking Home
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	98
Zoning	Zone 80

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Listing information last updated on April 30th, 2025 at 11:32pm MDT