

# \$335,000 - 7 471035 Hwy 771, Rural Wetaskiwin County

MLS® #E4442940

**\$335,000**

3 Bedroom, 1.50 Bathroom, 1,301 sqft  
Rural on 0.98 Acres

Beaver Haven, Rural Wetaskiwin County, AB

With 3 bedrooms and 1.5 bathrooms, call this cabin your home away from home. Just off pavement, escape the hustle of everyday life in this 4-season retreat for nature lovers and privacy seekers. Step into a spacious, tree-lined 1 acre yard – a tranquil oasis perfect for relaxing and reconnecting with the outdoors. Inside, the home welcomes you with warmth and character, highlighted by stunning cedar ceilings and soft natural light streaming through an abundance of windows. . A newer roof adds peace of mind, while a charming wood stove with jade stone forms the cozy heart of the home – perfect for curling up on cool evenings with a good book and the comforting crackle of fire. Wake up to the peaceful sights and sounds of nature right outside your window. This home offers the perfect balance of rustic charm and everyday convenience – whether you're enjoying quiet moments in the yard, admiring the cedar craftsmanship, or savoring the timeless comfort of a wood-burning fire.

Built in 1991

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442940  |
| Price    | \$335,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,301                  |
| Acres          | 0.98                   |
| Year Built     | 1991                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7 471035 Hwy 771        |
| Area        | Rural Wetaskiwin County |
| Subdivision | Beaver Haven            |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2V0                 |

### Amenities

|          |                                                   |
|----------|---------------------------------------------------|
| Features | Ceiling 10 ft., Crawl Space, Deck, No Animal Home |
|----------|---------------------------------------------------|

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Heating           | Forced Air-1, Propane, Wood |
| Stories           | 1                           |
| Has Basement      | Yes                         |
| Basement          | None, No Basement           |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Boating, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                                                             |
| Foundation        | Block, Concrete Perimeter                                                                                                                        |

### Additional Information

Date Listed June 18th, 2025

Days on Market 79

Zoning Zone 90

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Listing information last updated on September 5th, 2025 at 7:17pm MDT