

## \$535,000 - 111 6st Sw, Rural Wetaskiwin County

MLS® #E4450431

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Rural on 5.11 Acres

None, Rural Wetaskiwin County, AB

Stunning 3 bed 2 .5 bath home on over 5 acres with breathtaking mountain views! Enjoy relaxing mornings and peaceful evenings from the covered west facing deck. Step inside to find hardwood floors and vaulted ceilings in the open living, dining and oversized custom kitchen area. The double attached garage offers in floor heat and a storage room off the side. 30x50 powered shop has a large overhead door with a 16x30 lean-to. A bonus 12x16 cabin is nestled between 2 ponds for the perfect staycation. The property is fenced and cross fenced with animal shelter and tack area. Several outbuildings, numerous fruit trees and bushes can be found around the yard along with a greenhouse and several garden boxes. RV parking with 30A power and water hookups. Recent upgrades include new shingles on the house and cabin, hot water tank, carpet and updated bathrooms. This one of a kind property is located a few kms from crown land, a school and general store! A truly must see property!

Built in 1998

### Essential Information

MLS® # E4450431

Price \$535,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,405                  |
| Acres          | 5.11                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 111 6st Sw              |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0A0                 |

### Amenities

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| Features | Crawl Space, Deck, Greenhouse, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks |
|----------|------------------------------------------------------------------------------------------|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Heating           | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Fireplace         | Yes                                         |
| Stories           | 1                                           |
| Has Basement      | Yes                                         |
| Basement          | None, No Basement                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood                                                                           |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Construction      | Wood                                                                           |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

Date Listed July 28th, 2025

Days on Market 39

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 2:03pm MDT