

# **\$800,000 - 473068 Rge Road 243 A, Rural Wetaskiwin County**

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MLS® #E4456264

**\$800,000**

4 Bedroom, 2.00 Bathroom, 2,831 sqft

Rural on 5.40 Acres

None, Rural Wetaskiwin County, AB

This unique 2,800 sq ft arch rib home, originally built in the 1970s with a 1990s addition, offers a one-of-a-kind opportunity for those who appreciate character and space. While dated in finish, the home showcases striking exposed beams and a distinctive design that sets it apart. Nestled on 5.4 acres of mature treed land along a peaceful creek, the property offers natural beauty and privacy. Adding to its versatility, there are two residence sites, each with its own septic & well, making it ideal for multi-generational living or rental income. For those needing workspace or storage, the property features two impressive shops: one 2,400 sq ft & the other 2100 sq ft, providing ample room for projects, equipment, or hobbies. With its combination of acreage, water frontage, character, and functional outbuildings, this NON SUBDIVISION property is brimming with business/personal potential. 4 bedrooms. 2 baths. Huge ensuite and closet! Solarium! Deck views! Paved Access! 15 min. to YEG!

Built in 1973

## **Essential Information**

MLS® # E4456264

Price \$800,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,831                  |
| Acres          | 5.40                   |
| Year Built     | 1973                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 473068 Rge Road 243 A   |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### Amenities

|          |                                      |
|----------|--------------------------------------|
| Features | Deck, Fire Pit, Front Porch, Sunroom |
|----------|--------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Partial, Finished         |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood                                      |
| Exterior Features | Creek, Golf Nearby, Landscaped, Treed Lot |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 50                  |

Zoning

Zone 80

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