

## \$699,900 - 240028 Twp 460, Rural Wetaskiwin County

MLS® #E4460786

**\$699,900**

4 Bedroom, 2.50 Bathroom, 2,876 sqft

Rural on 8.30 Acres

None, Rural Wetaskiwin County, AB

BRING THE ANIMALS !!! Close to Wetaskiwin with PAVEMENT ALL THE WAY!!! This 8.3 ACRE PROPERTY has a set up for your county living. Country style 2 story home over 2800 sq.ft with 4 bedrooms, 2.5 bathrooms and a full basement plus a 24'x31' attached heated garage. Main floor has a office directly from the garage, also basement access from the garage. You walk into your large kitchen with a view of the paddocks. Huge dining room off the kitchen and a massive family room with a wood burning stove. Main floor also has laundry and a washroom. Upstairs has 4 bedrooms, 4 piece bathroom, access to a second level deck. The primary bedroom has a 3 piece ensuite and a walk in closet. Many outbuildings including an AMAZING BARN with maternity pen and birthing stalls. Outside you have a squeeze shoot, loading dock, multiple paddocks, 3 more maternity stalls, granary, hay shed, large shelter, 3 auto waterers. Great opportunity for a hobby farm or to winter cattle. GST may be applicable.

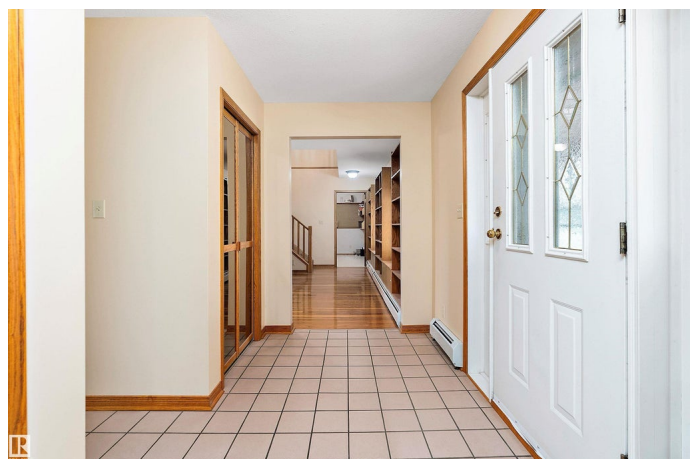
Built in 1989

### Essential Information

MLS® # E4460786

Price \$699,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,876                  |
| Acres          | 8.30                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 240028 Twp 460          |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9A 1X1                 |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Heating           | Baseboard, Natural Gas |
| Stories           | 2                      |
| Has Basement      | Yes                    |
| Basement          | Full, Unfinished       |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2025 |
|-------------|-------------------|

Days on Market 21

Zoning Zone 80

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Listing information last updated on October 24th, 2025 at 5:47am MDT