

# **\$1,190,000 - 471037 Rr242a, Rural Wetaskiwin County**

MLS® #E4375299

**\$1,190,000**

5 Bedroom, 3.50 Bathroom, 4,280 sqft

Rural on 15.20 Acres

None, Rural Wetaskiwin County, AB

This is an entertainers dream home! There is a enormous games room above the garage with balcony and access through the garage or primary suite, a huge kitchen and dining room which leads to your covered deck off the back of the house. The Wood burning fireplace can easily add comfort heat to add to the in-floor heat and fan coil the home through the cold winter months. The large primary suite has a double shower, massive soaker tub, and giant walk in closet. In the basement you will find a large rec room that has the ability to be converted to a secondary kitchen, a theatre room, a 5th large bedroom and full bathroom. There is ample storage throughout this home. The oversized garage (54ftx31ft) will easily accommodate a camper trailer, all your off road toys, and vehicles. The exterior has a waterfall creak leading to your own private pond , 15 acres with shelters for animals. 15 minutes to Leduc, 5 minutes from Wetaskiwin, and 30 minutes to South Edmonton. A must see home as it offers it

Built in 2007

## **Essential Information**

MLS® #	E4375299
Price	\$1,190,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,280
Acres	15.20
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	471037 Rr242a
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X1

### Amenities

Features	Air Conditioner, Deck, Hot Water Instant, No Smoking Home, Parking-Extra
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### Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Private Setting, Stream/Pond
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	March 1st, 2024
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Days on Market 472

Zoning Zone 80

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