

# **\$1,099,000 - 245008 Twp Rd 474, Rural Wetaskiwin County**

MLS® #E4416819

**\$1,099,000**

5 Bedroom, 3.50 Bathroom, 2,843 sqft

Rural on 16.01 Acres

None, Rural Wetaskiwin County, AB

Private and Secluded, yet close to ALL amenities! Just minutes away from the town of Millet. This beautiful country home has been continuously upgraded and renovated. Overlooking the Pipestone Creek which meanders on 2 full sides. This well-loved home is situated in a picturesque, parklike setting on 16 acres NOT IN A SUBDIVISION. Ideal for hobby farm! Over 4350 SF of dev't space in this 2-story Victorian style home. Kitchen with white cabinetry & granite counters plus 2 wood FPs, den, formal dining, family & living room. Upper floor: library, primary with WI closet, jetted tub, sep shower, 3 BR with bay windows, W/O basement features granite with in-floor heating, potential for kitchenette, huge family room, 5th BR w ensuite. Easy to add more bedrooms! Deck & wrap around porch. 2022 A/C, 2021 Furnace. Paved driveway from bridge to house. Guest House, Heated Workshop/OS Garage. Easy Commute to Airport, Edmonton and Cities nearby

Built in 1993

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4416819    |
| Price    | \$1,099,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,843                  |
| Acres          | 16.01                  |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 245008 Twp Rd 474       |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Front Porch, Walkout Basement, Workshop, See Remarks |
|----------|---|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Creek, Cul-De-Sac, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Private Setting, Ravine View, Rolling Land, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            January 2nd, 2025  
Days on Market      119  
Zoning                Zone 80

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