

# **\$1,100,000 - 251047 Twp Road 474, Rural Wetaskiwin County**

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MLS® #E4430280

**\$1,100,000**

4 Bedroom, 4.50 Bathroom, 3,272 sqft

Rural on 79.90 Acres

None, Rural Wetaskiwin County, AB

Set on 80 acres of rolling hills & trees - this country estate home has it all! The winding driveway leads you to the landscaped, fenced yard surrounding the picturesque farmhouse-style home & guesthouse. Through the front veranda, an impressive spiral staircase and vaulted ceilings greet you. The main floor is open concept with wide-plank LVP through the kitchen, living room, & formal dining room. A wraparound back deck connects dining to kitchen. Upstairs are 3 generous size bedrooms, a windowed reading nook, & bonus/exercise room off the primary. The walkout basement features another large bedroom, full wet-bar, theatre room with projector & wood fireplace, & french style doors lead to the stone patio & hot tub. Outside is a fire pit area, playground & chicken coop. The oversized, extra tall, double garage features in-floor heating (solar heated) just like the entire home AND guest house. The entire property is fenced with a horse barn and available pasture lease. This is THE dream!



Built in 2004

## **Essential Information**

MLS® #	E4430280
Price	\$1,100,000

Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,272
Acres	79.90
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	251047 Twp Road 474
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0Z 1Z0

### Amenities

Features	Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Guest Suite, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop
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### Interior

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

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Treed Lot
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market      19  
Zoning                 Zone 80

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