

# **\$459,900 - 253039 Twp Road 464, Rural Wetaskiwin County**

MLS® #E4431578

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,926 sqft

Rural on 7.56 Acres

None, Rural Wetaskiwin County, AB

Welcome to this spacious 7.56-acre property with a newly renovated 4 bedroom and 2 bathroom mobile home, 40x40 heated shop, and equestrian amenities. This nearly 2,000 sq ft updated mobile home offers modern comfort with an open-concept layout with recent renovations that include: updated bathrooms, kitchen, new vinyl flooring throughout, vinyl windows, metal roofing on the house and all outbuildings 2 yrs ago. All major upgrades have been previously completed: furnace (2016), hot water tank (2019), and appliances (2022). Boiler system installed in the garage with radiant heating to the two bedrooms and mud room, easily connected to heat the insulated double attached garage. Horse lovers will appreciate the outdoor riding ring and fenced pastures. This rural property combines peaceful country living with functional infrastructure and modern comforts. Whether you're looking for a hobby farm, horse setup, or just more space to enjoy the outdoors, this property is ready to welcome you home.

Built in 1979

## **Essential Information**

MLS® #

E4431578



Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,926
Acres	7.56
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	253039 Twp Road 464
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X2

### **Amenities**

Features	See Remarks
----------	-------------

### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Schools, Shopping Nearby
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	April 17th, 2025
-------------	------------------

Days on Market 14

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 10:02pm MDT