# \$849,000 - 455049 Rge Road 274, Rural Wetaskiwin County

MLS® #E4432397

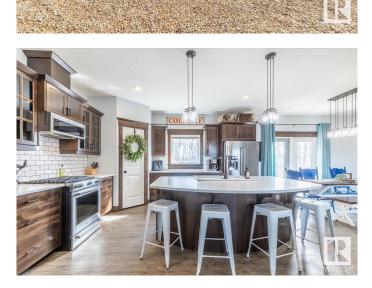
#### \$849,000

5 Bedroom, 3.00 Bathroom, 1,675 sqft Rural on 5.00 Acres

None, Rural Wetaskiwin County, AB

Beautiful 1675 sq/ft home built in 2016 and Fully Finished 40'x40' Shop situated on 5 Acres. The Main Floor of the home hosts an open concept Living room, Dining, and Kitchen with new Appliances within the last 2 years. The Primary Bedroom has its own 5 piece ensuite and walk-in closet. Two more bedrooms, a 4 piece bathroom, and the Laundry/Mudroom complete the main floor. The Basement has a large family room with a wet bar, Two more bedrooms, 4 piece bathroom, and a large Storage/Utility room all with in-floor heat. The home has Metal siding, Air Conditioning, a Gas Fireplace, and Decks off the front and back. The Gorgeous shop has in-floor heat, an epoxy coated floor, two power overhead doors, hot & cold water, and full RV hookup on its side with Power, Water, and Sewer. Already set up to bring your animals with nice rail fence and a hydrant for water. This Entire Property shows off its pride of ownership and must be appreciated in person!





Built in 2016

#### **Essential Information**

| MLS® #   | E4432397  |
|----------|-----------|
| Price    | \$849,000 |
| Bedrooms | 5         |

| Bathrooms      | 3.00                   |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,675                  |
| Acres          | 5.00                   |
| Year Built     | 2016                   |
| Туре           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

## **Community Information**

| Address     | 455049 Rge Road 274     |
|-------------|-------------------------|
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1H0                 |

### Amenities

| Features E | Deck, Wet | Bar, Workshop | , See Remarks |
|------------|-----------|---------------|---------------|
|------------|-----------|---------------|---------------|

### Interior

| Interior Features | ensuite bathroom                            |
|-------------------|---|
| Heating           | Forced Air-1, In Floor Heat System, Propane |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

#### Exterior

| Exterior          | Wood  |
|-------------------|---|
| Exterior Features | Landscaped, Level Land, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning Zone 90

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