

# \$535,000 - 225075 Twp Road 454, Rural Wetaskiwin County

MLS® #E4435870

**\$535,000**

3 Bedroom, 2.00 Bathroom, 997 sqft

Rural on 15.62 Acres

None, Rural Wetaskiwin County, AB

Discover acreage living on this stunning private 15.62-acre property, fully fenced. The charming home features 3 bedrooms and 2 renovated bathrooms. Enjoy the spacious, fully finished basement with a separate entrance from the laundry/utility room. Sip your morning coffee or host barbecues on a 3-tiered deck. Modern conveniences include an upgraded reverse osmosis water system and a natural gas backup generator. The property boasts heated/insulated 28x30 over sized double car garage with 220 amp wiring. A pole shed 37x100 set up for stock and additional storage. A nice-sized dugout adds to the charm, and the property is within walking distance of the picturesque Battle River. With a prime location just a few kilometers off pavement, this is a perfect blend of convenience and tranquility. Welcome home to your spacious sanctuary!

Built in 1952

## Essential Information

MLS® #	E4435870
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	997
Acres	15.62
Year Built	1952
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	225075 Twp Road 454
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W9

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 11th, 2025
Days on Market	59
Zoning	Zone 80

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