

# \$232,000 - 205 473060 Rge Road 280, Rural Wetaskiwin County

MLS® #E4437864

**\$232,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.98 Acres

Charaden Meadows, Rural Wetaskiwin  
County, AB

Super Private Treed 2 Acre Property!  
Services already installed include, new 200' well with 8 gpm, new 2 compartment septic tank (maximum size for clean out and levy is already paid for future municipal sewer), and a 200 amp power service! The yardsite is cleared with a huge garden (4ft + deep topsoil) and pad prepared for modular home. This property has had 120 spruce and 20 lilac trees planted and comes with a 20' sea can, 1998 Thor camper (everything works, sold as is), fence posts, pressure tank w/water line and fittings for future tie in to home. A development permit was approved for a 16 wide home and expires this year. MINUTES away from Pigeon Lake & Mulhurst Bay where you will find Golfing, fishing, water activities etc. This property is only 30 MINUTES to the Airport, for all those families looking to get out of the city and build in the country, this is your opportunity!! T

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437864  |
| Price     | \$232,000 |
| Bathrooms | 0.00      |
| Acres     | 1.98      |



|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 473060 Rge Road 280 |
| Area        | Rural Wetaskiwin County |
| Subdivision | Charaden Meadows        |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Setting, Treed Lot |
|-------------------|----------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 120            |
| Zoning         | Zone 90        |

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Listing information last updated on September 18th, 2025 at 10:18am MDT