

# **\$335,000 - 7 471035 Hwy 771, Rural Wetaskiwin County**

MLS® #E4442940

**\$335,000**

3 Bedroom, 1.50 Bathroom, 1,301 sqft

Rural on 0.98 Acres

Beaver Haven, Rural Wetaskiwin County, AB

With 3 bedrooms and 1.5 bathrooms, call this cabin your home away from home. Just off pavement, escape the hustle of everyday life in this 4-season retreat for nature lovers and privacy seekers. Step into a spacious, tree-lined 1 acre yard â€” a tranquil oasis perfect for relaxing and reconnecting with the outdoors. Inside, the home welcomes you with warmth and character, highlighted by stunning cedar ceilings and soft natural light streaming through an abundance of windows. . A newer roof adds peace of mind, while a charming wood stove with jade stone forms the cozy heart of the homeâ€”perfect for curling up on cool evenings with a good book and the comforting crackle of fire. Wake up to the peaceful sights and sounds of nature right outside your window. This home offers the perfect balance of rustic charm and everyday convenienceâ€”whether you're enjoying quiet moments in the yard, admiring the cedar craftsmanship, or savoring the timeless comfort of a wood-burning fire.

Built in 1991

## **Essential Information**

MLS® # E4442940

Price \$335,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,301
Acres	0.98
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7 471035 Hwy 771
Area	Rural Wetaskiwin County
Subdivision	Beaver Haven
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Ceiling 10 ft., Crawl Space, Deck, No Animal Home
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Shopping Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed June 18th, 2025

Days on Market 23

Zoning Zone 90

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