

# \$180,000 - 6 453041 Hwy 771, Rural Wetaskiwin County

MLS® #E4444328

**\$180,000**

2 Bedroom, 1.00 Bathroom, 903 sqft  
Rural on 8.46 Acres

Byrr Anne Estate, Rural Wetaskiwin County,  
AB

Over 8 private acres surrounded by mature trees with winding trails throughoutâ€”ideal for outdoor enthusiasts, quadding, or peaceful nature walks. The older mobile home on site is being sold as-is, offering a blank canvas for your dream home or weekend retreat. Quiet and secluded, this treed parcel offers endless potential whether youâ€™re looking to build, invest, or simply escape to the countryside.

Built in 1974

## Essential Information

MLS® #	E4444328
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	8.46
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address 6 453041 Hwy 771



Area	Rural Wetaskiwin County
Subdivision	Byrr Anne Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### **Amenities**

Features	Fire Pit
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### **Interior**

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

### **Exterior**

Exterior Features	Fenced, Landscaped, Private Setting, Recreation Use, Rolling Land, Shopping Nearby
Foundation	Block

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	17
Zoning	Zone 90

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Listing information last updated on July 12th, 2025 at 9:31am MDT