

## \$224,900 - 473059 Hwy 2a, Rural Wetaskiwin County

MLS® #E4455451

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,405 sqft

Rural on 1.26 Acres

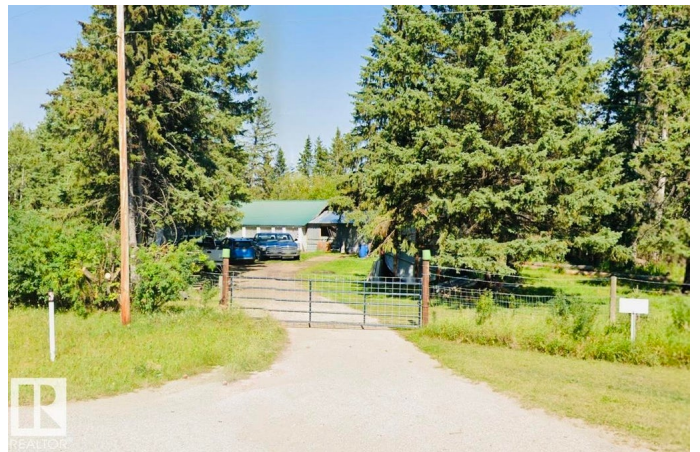
None, Rural Wetaskiwin County, AB

Are you dreaming of country living? Here's your chance to make it a reality! This well-established home, conveniently located just off Highway 2A, is surrounded by beautiful mature trees and sits on a 1.26-acre lot. The house features two decent-sized bedrooms and a bonus room that can easily be converted into an additional bedroom, along with two full bathrooms. The location is fantastic—only 8 minutes to Wetaskiwin and just 2 minutes south of Millet, making for an easy commute to Leduc, Nisku, or South Edmonton. "Sold as is, where is" however recent updates include a new 3-piece bathroom, new windows, a patio door, a new well pump, a pressure tank, and a hot water tank, all completed in 2024. Also, a new furnace fan was installed in 2023, & a newly painted kitchen walls in 2025. Seize this incredible investment opportunity while you can! This is your chance—don't let it slip away!

Built in 1944

### Essential Information

MLS® #	E4455451
Price	\$224,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,405
Acres	1.26
Year Built	1944
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	473059 Hwy 2a
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Crawl Space, No Smoking Home, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 30th, 2025
Days on Market	19
Zoning	Zone 80

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Listing information last updated on September 18th, 2025 at 12:32am MDT