

\$639,000 - 452057 Rge Rd 70a, Rural Wetaskiwin County

MLS® #E4420681

\$639,000

3 Bedroom, 2.00 Bathroom, 2,172 sqft
Rural on 33.97 Acres

None, Rural Wetaskiwin County, AB

Perfect Property for Horse Lovers or your Hobby Farm!! Welcome to this RARE Country Gem with a Mountain View! This 33.97-acre property, located only 25 min South of Drayton Valley and less than 90 minutes from the Edmonton Airport! Absolutely Beautiful 3-bed, 2-bath home spanning over 2100 sq ft. Originally a 1986 mobile home that was fully renovated in 2004 with modern upgrades and a Gorgeous addition built over and ICF Basement! New windows, furnace, water softener, appliances, flooring, and wood accents and more! Outside the 40' x 60' shop is a standout feature, with a 40' x 40' heated section, concrete floor, radiant heat, and a 16x14ft overhead door. Additionally, the 20' x 40' section includes horse stalls, grooming stalls, and a 12x14ft overhead door, with heating in the stall area if needed! The property is fully fenced and cross-fenced with 7 separate pasture areas equipped with 3 heated stock waterers plus small corral system! Don't miss out on this exceptional piece of Alberta Countryside!!

Built in 1986

Essential Information

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Price	\$639,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,172
Acres	33.97
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	452057 Rge Rd 70a
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

Amenities

Features	No Smoking Home, Vinyl Windows, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	See Remarks
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Level Land, See Remarks
Construction	See Remarks
Foundation	Insulated Concrete Form

Additional Information

Date Listed February 6th, 2025

Days on Market 36

Zoning Zone 90

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Listing information last updated on March 14th, 2025 at 7:17am MDT