

## \$494,900 - 42064 Hwy 13, Rural Wetaskiwin County

MLS® #E4432301

**\$494,900**

3 Bedroom, 2.00 Bathroom, 1,661 sqft

Rural on 3.90 Acres

None, Rural Wetaskiwin County, AB

Discover the perfect blend of country living and modern comfort with this stunning acreage, conveniently located on pavement. This well-maintained property greets you with a winding driveway offering plentiful parking, guiding you to a beautifully crafted home. Step into an inviting open living space where the kitchen takes center stage, featuring ample cupboard and counter space alongside a striking oversized island. Adjacent to the dining area, patio doors lead to a spacious deck—ideal for summer BBQs, entertaining, or unwinding—pre-wired for a hot tub. The cozy living room, warmed by a gas fireplace, promises tranquil evenings, while a large attached garage off the kitchen simplifies grocery drop-offs in any weather. A nearby laundry room offers potential for conversion into a 2-piece bath. At the opposite end, two generously sized bedrooms share a 4-piece bathroom, while the luxurious primary suite serves as a private retreat.

Built in 2003

### Essential Information

MLS® #	E4432301
Price	\$494,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,661
Acres	3.90
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	42064 Hwy 13
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2X0

### **Amenities**

Features	Deck, Dog Run-Fenced In, Parking-Extra
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None

### **Exterior**

Exterior	Modular
Exterior Features	Cross Fenced, Fruit Trees/Shrubs, Landscaped, See Remarks
Construction	Modular
Foundation	Piling

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	17
Zoning	Zone 90

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