

Courtesy Of Christine Tetreault Of One Percent Realty

# **\$449,000 - 304 473060 Rge Rd 280, Rural Wetaskiwin County**

MLS® #E4433683

**\$449,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Rural on 1.64 Acres

Charaden Meadows, Rural Wetaskiwin County, AB

## **REMARKABLE 2024 BUILT**

**MANUFACTURED HOME** located mins away from Pigeon Lake, 30 minutes to Leduc, Nisku & the Airport, in the relaxed community of Charaden Meadows. For those seeking off grid living, this is very close, lots of options! New and move in ready, not to mention ample land with the possibility of a variety of animals. Not only is this an ideal location but this brand new meticulously prefabricated home has quality finishes and a sleek modern look. With 2 large bedrooms & 2 complete bathrooms, a gorgeous kitchen with coffee coloured cabinets & a practical eat in kitchen island, lots of natural light. This is just a feel good home! Impressive windows showcasing large decks with lots of room to entertain! RV parking, new home owner warranty, exterior hot-cold water tap, heated & insulated lines for pipes underground, outlets for BBQ & RV, plug in for external generator, sewer pipe for RV, external 200 amp panel (2 RV sockets & 2x 110V), the list goes on. A getaway oasis without the hassle.

Built in 2024

## **Essential Information**



MLS® #	E4433683
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	1.64
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	304 473060 Rge Rd 280
Area	Rural Wetaskiwin County
Subdivision	Charaden Meadows
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	On Street Parking, Front Porch, Parking-Extra
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### Interior

Interior Features	ensuite bathroom
Heating	See Remarks, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, See Remarks
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 90

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Listing information last updated on June 17th, 2025 at 12:47am MDT