

# **\$535,000 - 253044 Twp Road 470, Rural Wetaskiwin County**

MLS® #E4434818

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,539 sqft

Rural on 6.99 Acres

None, Rural Wetaskiwin County, AB

Charming Renovated Acreage Near QE2 â€“ 6.99 Private Acres Welcome to this beautifully updated 1.5-storey character home on 6.99 private, tree-lined acresâ€”not in a subdivision and ideally located on pavement just minutes from the QE2. Originally built in 1940 and fully renovated in 2015, this 1540 sq ft home blends vintage charm with modern comfort. The spacious, open-concept layout offers 4 bedrooms, including a private primary suite on the upper floor with ensuite bath. Large windows fill the home with natural light and connect you to the peaceful rural setting. Step outside to a west-facing deckâ€”perfect for sunset views, entertaining, or quiet mornings. The yard is surrounded by mature evergreens and fenced for your horse or hobby farm animalsâ€”ready for your country lifestyle. An oversized 24â€™<sup>TM</sup>x28â€™<sup>TM</sup> double garage plus a 16â€™<sup>TM</sup>x20â€™<sup>TM</sup> workshop/man cave complete the package. Whether you're after tranquility, function, or proximity to major routes, this property offers the best of it all. Awesome Location and Cool!

Built in 1940

## **Essential Information**

MLS® #

E4434818



Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,539
Acres	6.99
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	253044 Twp Road 470
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X2

### **Amenities**

Features	Deck, Patio, R.V. Storage, Workshop, See Remarks
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Level Land, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 33

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 4:32am MDT