

# **\$889,900 - 271054 Township 465 Road, Rural Wetaskiwin County**

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MLS® #E4441859

**\$889,900**

3 Bedroom, 3.00 Bathroom, 1,878 sqft

Rural on 17.79 Acres

None, Rural Wetaskiwin County, AB

Beautifully renovated 17.79-acre acreage just minutes off Hwy 2 and under an hour to Edmonton. A tree-lined driveway leads to a fully fenced yard, perfect for pets and kids. Renovated in 2021 with new main floor flooring, custom stairs and railing, and a floor-to-ceiling ledgestone gas fireplace. The kitchen features German custom cabinets, granite counters, new appliances, and a large island with an unique integrated wood eating bar. Open concept living room, separate dining area, and main-floor primary bedroom with custom walk-in shower. South-facing windows fill the space with light. Step outside to a stamped concrete patio, firepit, swim spa, and gazebo. All new windows (main/upper) and wood composite siding. A 24x32 garage, additional shop, and barn/kennel offer space for vehicles, animals, or hobby farming. Two wells and a cistern add extra water storage. Plenty of space for horses or livestock, all in a peaceful natural setting.

Built in 1980

## **Essential Information**

MLS® # E4441859

Price \$889,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,878                  |
| Acres          | 17.79                  |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 271054 Township 465 Road |
| Area        | Rural Wetaskiwin County  |
| Subdivision | None                     |
| City        | Rural Wetaskiwin County  |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9A 1X2                  |

### Amenities

|          |                                                                          |
|----------|--------------------------------------------------------------------------|
| Features | Fire Pit, Gazebo, Hot Tub, Patio, Vaulted Ceiling, Exterior Walls 2"x10" |
|----------|--------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood                                              |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Treed Lot |
| Construction      | Wood                                              |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 17              |

## Zoning

## Zone 90

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Listing information last updated on June 28th, 2025 at 4:32am MDT