# \$868,000 - 272044a Twp Rd 475, Rural Wetaskiwin County

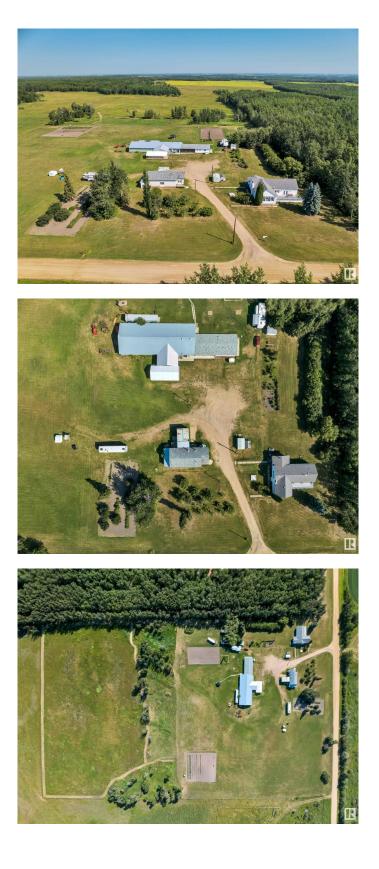
MLS® #E4423697

#### \$868,000

4 Bedroom, 3.00 Bathroom, 1,835 sqft Rural on 15.02 Acres

None, Rural Wetaskiwin County, AB

Are You an Enterprising Visionary or Entrepreneur Seeking Your Next Endeavour? This Property Exemplifies Limitless Potential. Unique Opportunity for Those with The Imagination to Create Something Extraordinary. FEATURES:15.02 Acres- Not in Subdivision.1835 Sq. Ft. Bungalow. Second Dwelling on Site Converted into a Commercial Bakery. (No Longer Certified). Fully Serviced Recreation Hall. Building Approx 40'x140'. Includes Full Kitchen, Hall Area, Bathrooms & Showers. Abundance of Equipment Storage Plus Double Garage. PRIME LOCATION: Close to Pavement. Quick Commute to Calmar. Only Minutes to Wizard Lake. ENDLESS POSSIBILITIES: Whether You're a Seasoned Developer or Ambitious Entrepreneur, This Property Offers the Freedom to Explore a Myriad of Possibilities. EG-Community Hall, Church Groups, Wedding Venue, Camping. ETC...Added Features: 2 Water Wells w/Abundant Supply. Robust Electrical System+Emergency Back Up Generator. Multiple Septic System(s) Services all Buildings. Unlock the Potential of Your Dreams



Built in 1970

**Essential Information** 

MLS® #	E4423697
Price	\$868,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,835
Acres	15.02
Year Built	1970
Туре	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	272044a Twp Rd 475
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Ceiling	10	ft.,	Deck,	Fire	Pit,	Gazebo,	Patio,	Vaulted	Ceiling,	Vinyl
	Window	vs, S	ee	Remark	ks, Na	atura	I Gas BBC	Q Hooki	qu		

## Interior

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

#### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting, Recreation Use, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Construction	Wood

#### **Additional Information**

Date ListedMarch 3rd, 2025Days on Market40ZoningZone 90

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 April 12th, 2025 at 10:32am MDT