

## \$559,900 - 275035 Hwy 616, Rural Wetaskiwin County

MLS® #E4435760

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,770 sqft

Rural on 4.00 Acres

None, Rural Wetaskiwin County, AB

Fully Treed Gorgeous Acreage not in a subdivision with a 30x24ft insulated Shop with 12 ft Door off paved road! Conveniently Located 5 mins from Pigeon Lake & under 15 Minutes to the Village at Pigeon Lake! Property sits on 4 Acres surrounded by Trees and Nature. The home has been completely remodelled both interior and exterior including a beautiful white kitchen, new bathroom vanity, Barn Doors, Custom Lighting, Wood Beam, coffee bar, New Concrete slab in the basement, Newer HWT, Furnace, Drilled Well, Shingles, Siding, Holding Tank, Extended Front Porch, Large Back Deck with Hot Tub Included, New Roads, Putting Green, Gate at Property line, Walking Paths with Recycled Rubber Edging, Trails Running through the land. Enjoy 2 Large Living areas, Massive Kitchen, 3 bedrooms, 2 Bathrooms and an unfinished basements awaiting your finishing touches.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435760  |
| Price      | \$559,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,770                  |
| Acres          | 4.00                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 275035 Hwy 616          |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### Amenities

|          |                 |
|----------|-----------------|
| Features | No Smoking Home |
|----------|-----------------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Fireplace         | Yes                   |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | Full, Unfinished      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Modular  |
| Exterior Features | Backs Onto Park/Trees, Boating, Golf Nearby, Landscaped, Park/Reserve, Private Setting |
| Construction      | Modular  |
| Foundation        | Insulated Concrete Form  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 90        |

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Listing information last updated on May 15th, 2025 at 1:47pm MDT