

\$550,000 - 225075 Twp Road 454, Rural Wetaskiwin County

MLS® #E4435870

\$550,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Rural on 15.62 Acres

None, Rural Wetaskiwin County, AB

Discover acreage living on this stunning private 15.62-acre property, fully fenced. The charming home features 3 bedrooms and 2 renovated bathrooms. Enjoy the spacious, fully finished basement with a separate entrance from the laundry/utility room. Sip your morning coffee or host barbecues on a 3-tiered deck. Modern conveniences include an upgraded reverse osmosis water system and a natural gas backup generator. The property boasts heated/insulated 28x30 over sized double car garage with 220 amp wiring. A pole shed 37x100 set up for stock and additional storage. A nice-sized dugout adds to the charm, and the property is within walking distance of the picturesque Battle River. With a prime location just a few kilometers off pavement, this is a perfect blend of convenience and tranquility. Welcome home to your spacious sanctuary!

Built in 1952

Essential Information

MLS® #	E4435870
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	997
Acres	15.62
Year Built	1952
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	225075 Twp Road 454
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W9

Amenities

Features	Deck
----------	------

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 11th, 2025
Days on Market	2
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 May 13th, 2025 at 5:47am MDT