

# \$349,900 - 66 274022 Twp Road 480, Rural Wetaskiwin County

MLS® #E4434521

**\$349,900**

1 Bedroom, 1.00 Bathroom, 1,071 sqft

Rural on 1.10 Acres

Wizard Heights, Rural Wetaskiwin County, AB

Welcome to your perfect lake escape at beautiful Wizard Lake, located in the desirable and quiet community of Wizard Heights! This charming and cozy cabin sits on a stunning 1.1-acre treed lot, offering incredible privacy, peaceful surroundings, and space to enjoy outdoor living. Just a short 2-minute walk to the water and boat launch, this location is ideal for swimming, boating, and enjoying everything lake life has to offer. Inside, youâ€™ll find a bright upper-level bedroom, a brand new 4-piece bathroom, and stylish new flooring throughout the cabin. The warm and welcoming interior features a wood-burning stove and electric heat to keep you comfortable in all seasons. Recent major upgrades include a newly drilled well and a brand new septic holding tankâ€”providing reliable and modern utility services. Whether you're looking for a weekend getaway, or a seasonal retreat, this unique Wizard Lake property is ready for your enjoyment.

Built in 1992

## Essential Information

MLS® #	E4434521
Price	\$349,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	1,071
Acres	1.10
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	66 274022 Twp Road 480
Area	Rural Wetaskiwin County
Subdivision	Wizard Heights
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Fire Pit
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### **Interior**

Heating	Wood Stove, Electric, Wood
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Recreation Use, Treed Lot
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	62
Zoning	Zone 90

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