

## \$750,000 - 240028 Twp 460, Rural Wetaskiwin County

MLS® #E4439533

**\$750,000**

4 Bedroom, 2.50 Bathroom, 2,876 sqft

Rural on 8.80 Acres

None, Rural Wetaskiwin County, AB

BRING THE ANIMALS !!! Close to Wetaskiwin with PAVEMENT ALL THE WAY!!! This 8.80 ACRE PROPERTY has a set up for your hobby farm. Country style 2 story home over 2800 sq.ft with 4 bedrooms, 2.5 bathrooms and a full basement plus a 24'x31' attached heated garage. Main floor has a office directly from the garage, also basement access from the garage. You walk into your large kitchen with a view of the paddocks. Huge dining room off the kitchen and a massive family room with a wood burning stove. Main floor also has laundry and a washroom. Upstairs has 4 bedrooms, 4 piece bathroom, access to a second level deck. The primary bedroom has a 3 piece ensuite and a walk in closet. Many outbuildings including an AMAZING BARN with maternity pen and birthing stalls. Outside you have a squeeze shoot, loading dock, multiple paddocks, 3 more maternity stalls, granary, hay shed, large shelter, 3 auto waterers. Great opportunity for a hobby farm or to winter cattle. GST may be applicable.

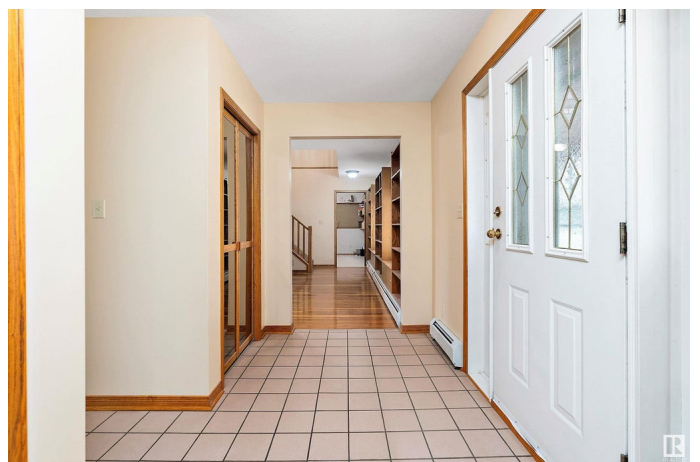
Built in 1989

### Essential Information

MLS® # E4439533

Price \$750,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,876
Acres	8.80
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	240028 Twp 460
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X1

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
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Days on Market 37

Zoning Zone 80

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Listing information last updated on July 6th, 2025 at 12:02pm MDT