

# **\$350,000 - 452078 Rge Road 275, Rural Wetaskiwin County**

MLS® #E4445379

**\$350,000**

4 Bedroom, 1.50 Bathroom, 1,398 sqft

Rural on 9.80 Acres

None, Rural Wetaskiwin County, AB

Dreaming of a 10-acre hobby farm? This affordable acreage is perfect for horse lovers, hobbyists, or a home-based business. The 1,500 sq.ft. 2-storey home features 4 bedrooms, 1.5 baths. Note: The home has been winterized and unserviced for over a year—sold as-is, where-is and would need work to live in it, offering great potential for a buyer ready to revitalize it or replace with new home. A 31x60 concrete floor, heated, insulated shop with 220V and 12x20 office/storage area is ideal for work or business. A classic red hip-roof barn adds charm and utility for your animal needs. Surrounded by mature trees for privacy, with a drilled well (2010) and easy access to Wetaskiwin, Leduc, and Nisku. So much value—bring your vision!

Built in 1960

## **Essential Information**

MLS® #	E4445379
Price	\$350,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,398
Acres	9.80
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	452078 Rge Road 275
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

### Amenities

Features	Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 1st, 2025
Days on Market	4
Zoning	Zone 80

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