

\$1,250,000 - 273054 A Hwy 13, Rural Wetaskiwin County

MLS® #E4353343

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,929 sqft

Rural on 159.00 Acres

None, Rural Wetaskiwin County, AB

For additional information, please click on "View Listing on Realtor Website". 159 +/- acres with beautiful, large, treed yard accessing onto Hwy. #13. Two parcels of land with a good set of buildings, this property is set up for a wide variety of operations. Properly fenced/cross fenced for elk, deer, buffalo, cattle or horses. Property has 3 artesian wells providing an abundance of water to all buildings and pasture. House is upgraded and very well maintained, 4 bedrooms & 3 full baths, living room, family room, bar, kitchen, dining room, laundry room and large office. Hot tub gazebo just outside the family room door with gorgeous back yard. Only 1/2 mile from elementary/ high school, bus service at gate. Also second residence, the original farm house, currently rented on monthly basis. Living quarters above the barn (42' x 32') in the loft. Quonset 50' x 32', tack shed 29' x 15'. In pasture for 30+ years. This property provides endless opportunities!

Built in 1989

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4353343 |
| Price | \$1,250,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------------------|
| Full Baths | 3 |
| Square Footage | 2,929 |
| Acres | 159.00 |
| Year Built | 1989 |
| Type | Rural |
| Sub-Type | Residential Detached Single Family |
| Style | 2 Storey |

Community Information

| | |
|-------------|-------------------------|
| Address | 273054 A Hwy 13 |
| Area | Rural Wetaskiwin County |
| Subdivision | None |
| City | Rural Wetaskiwin County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 1W8 |

Amenities

| | |
|----------------|---|
| Amenities | Bar, Crawl Space, Exterior Walls- 2x6', Gazebo, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Party Room, Patio, Vaulted Ceiling, Wet Bar |
| Features | Bar, Crawl Space, Exterior Walls- 2x6', Gazebo, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Party Room, Patio, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 10 |
| Parking | Double Garage Attached, Front Drive Access, Heated, Insulated, Parking Pad Cement or Paved |
| # of Garages | 2 |
| Garages | 6.71x7.74 |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Linoleum, Softwood |
| Interior Features | Oven Built-In-Two, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Intercom, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating | Baseboard, Hot Water |
| Fireplace | Yes |
| Fireplaces | Wood, Glass Door, Heatilator/Fan, Insert |
| # of Stories | 2 |
| Has Basement | Yes |

Basement Partly Finished, Full, Crawl Space

Exterior

Exterior Brick, Stucco

Exterior Features Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped,
Level Land, Private Setting, Schools, Treed Lot, Vegetable Garden

Construction Wood Frame

Additional Information

Date Listed August 8th, 2023

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 19th, 2024 at 8:01pm MDT