

# \$589,900 - 450059b,c,d Hwy 22, Rural Wetaskiwin County

MLS® #E4434532

**\$589,900**

1 Bedroom, 1.00 Bathroom, 1,401 sqft  
Rural on 77.10 Acres

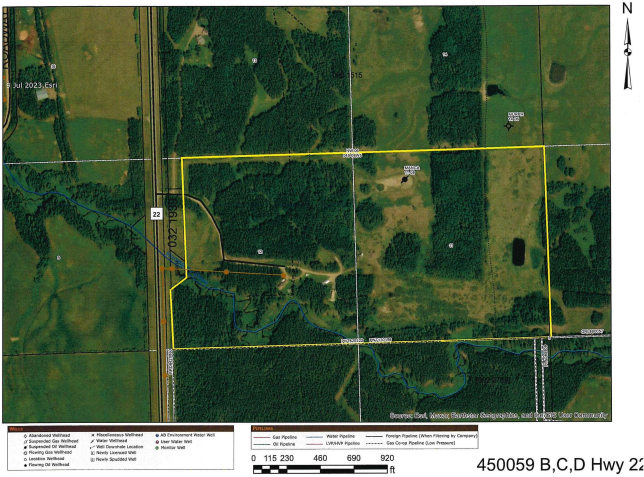
None, Rural Wetaskiwin County, AB

Charming rural property with privacy, three living sites and scenic views. Welcome to this serene and expansive 77.1 acre property, offering the perfect blend of tranquility and natural beauty. Located just 10 minutes southwest of Buck Lake on highway 22, this unique property offers 3 municipal address each with their own services (shared well), a fully equipped Quonset home, a 3 BR, 2 bath (1152 sq ft) manufactured home (second residence) and a third site (potential third residence) to be utilized as you please. The long winding driveway brings you into the property where you will notice the wonderful views all around, a ravine with a stream, walking trails, flower beds, a pond and much much more. This is a must see property that you can utilize and create so many potential possibilities!!! There is also surface lease revenue of \$3,300 a year and some of the land has been recently cleared. The two portable shelters and firepits will stay.

Built in 2018

## Essential Information

MLS® #	E4434532
Price	\$589,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	1,401
Acres	77.10
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	450059b,c,d Hwy 22
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### Amenities

Features	Deck, Fire Pit, Greenhouse, Hot Water Electric, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
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### Interior

Heating	In Floor Heat System, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Hillside, Low Maintenance Landscape, No Through Road, Private Setting, Ravine View, Rolling Land, Stream/Pond
Construction	Steel
Foundation	Slab

### Additional Information

Date Listed	May 5th, 2025
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Days on Market 7

Zoning Zone 90

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Listing information last updated on May 12th, 2025 at 9:17pm MDT