

## \$799,000 - 453039 Rge Rd 10, Rural Wetaskiwin County

MLS® #E4434695

**\$799,000**

2 Bedroom, 1.00 Bathroom, 1,379 sqft

Rural on 49.20 Acres

None, Rural Wetaskiwin County, AB

Discover a truly unique opportunity to own 50 acres of pristine land along the picturesque Battle River. This custom fir log home blends rustic charm with modern living, offering 2 bedrooms with the potential to add more. The home boasts vaulted ceilings, creating a spacious and airy feel, while large decks provide stunning views of the river, making it the perfect spot to unwind and connect with nature. The property is a haven for horse lovers, complete with a well-equipped barn, a spacious shop, and 2 automatic waterers. It's a paradise for wildlife enthusiasts, with frequent sightings of deer and other wildlife right in your backyard. Despite its tranquil and private setting, this sanctuary is conveniently located less than an hour from both Edmonton and Red Deer, offering the perfect balance of seclusion and accessibility. With just a few finishing touches needed, this property is ready to be transformed into your dream retreat. Don't miss this rare chance to own a piece of Alberta's natural beauty.

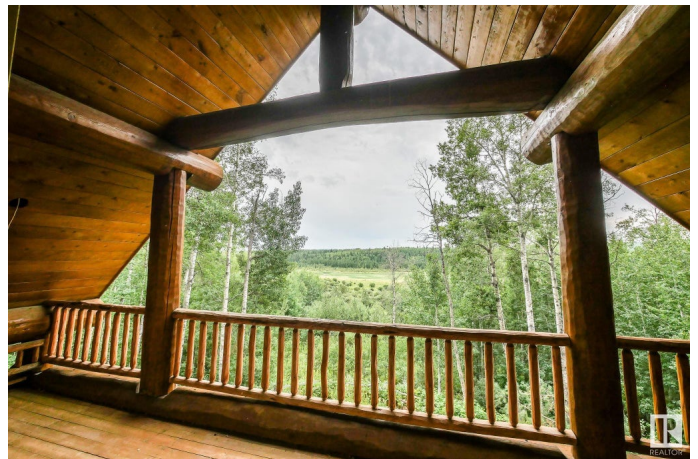
Built in 2013

### Essential Information

MLS® # E4434695

Price \$799,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,379
Acres	49.20
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	453039 Rge Rd 10
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Deck, Fire Pit, Hot Water Instant, Open Beam, Walkout Basement
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### Interior

Heating	Forced Air-1, Wood Stove, Propane, Wood
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Log
Exterior Features	Boating, Fenced, Golf Nearby, Hillside, Private Setting, Ravine View, River View, Rolling Land, Schools, Shopping Nearby
Construction	Log
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	May 4th, 2025
Days on Market	8

## Zoning

## Zone 90

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Listing information last updated on May 12th, 2025 at 8:17am MDT