

Courtesy Of Kevin B Doyle Of RE/MAX Elite

# **\$850,000 - 55 473084 Rge Road 242, Rural Wetaskiwin County**

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MLS® #E4451364

**\$850,000**

4 Bedroom, 2.50 Bathroom, 2,841 sqft

Rural on 3.04 Acres

Fairview Heights, Rural Wetaskiwin County, AB

**BEAUTIFUL PACKAGE! 33' x 33' DREAM SHOP W/ 10 FT DOORS! PRIDE OF OWNERSHIP! BRAND NEW DECK!**

Searching for the ideal yard for the kids to play with plenty of space to grow inside? This 2841 sq ft 4 bed, 2.5 bath 5 level split on 3.04 acres might be the one! Open concept kitchen / dining wraps around to the formal dining & additional living room. Upper levels bring 4 bedrooms inc the primary bed w/ 4 pce ensuite & attic / bonus room for the home office or closet. Basement levels are unfinished, but room to add more bedrooms, rec room, or use as ample storage. Double attached garage, on demand system for baseboard heating, septic tank (newer) & field. Stunning yard w/ newer concrete apron, large sheds, stamped concrete firepit w/ wired surround sound speakers for entertaining! New custom deck for summer BBQs, hot tub for relaxing, & sheds to store the toys. The shop is amazing! Perfect spot to tinker, tin walled, heated & insulated, custom floor finish. RV parking out back, paved to the driveway; a must see!

Built in 1980

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4451364               |
| Price          | \$850,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,841                  |
| Acres          | 3.04                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 55 473084 Rge Road 242  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Fairview Heights        |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### Amenities

|          |                                                         |
|----------|---------------------------------------------------------|
| Features | Deck, R.V. Storage, Sprinkler Sys-Underground, Workshop |
|----------|---------------------------------------------------------|

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Heating           | Hot Water, Natural Gas |
| Stories           | 5                      |
| Has Basement      | Yes                    |
| Basement          | Full, Unfinished       |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Private Setting |
| Construction      | Wood                                                        |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed August 6th, 2025

Days on Market 14

Zoning Zone 80

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Listing information last updated on August 20th, 2025 at 11:02am MDT