

\$868,000 - 272044a Twp Rd 475, Rural Wetaskiwin County

MLS® #E4423697

\$868,000

4 Bedroom, 3.00 Bathroom, 1,835 sqft
Rural on 15.02 Acres

None, Rural Wetaskiwin County, AB

Are You an Enterprising Visionary or Entrepreneur Seeking Your Next Endeavour? This Property Exemplifies Limitless Potential. Unique Opportunity for Those with The Imagination to Create Something Extraordinary. **FEATURES:**15.02 Acres- Not in Subdivision.1835 Sq. Ft. Bungalow. Second Dwelling on Site Converted into a Commercial Bakery. (No Longer Certified). Fully Serviced Recreation Hall. Building Approx 40'x140'. Includes Full Kitchen, Hall Area, Bathrooms & Showers. Abundance of Equipment Storage Plus Double Garage. **PRIME LOCATION:** Close to Pavement. Quick Commute to Calmar. Only Minutes to Wizard Lake. **ENDLESS POSSIBILITIES:** Whether You™re a Seasoned Developer or Ambitious Entrepreneur, This Property Offers the Freedom to Explore a Myriad of Possibilities. EG-Community Hall, Church Groups, Wedding Venue, Camping. ETC...Added Features: 2 Water Wells w/Abundant Supply. Robust Electrical System+Emergency Back Up Generator. Multiple Septic System(s) Services all Buildings. Unlock the Potential of Your Dreams

Built in 1970

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4423697 |
| Price | \$868,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,835 |
| Acres | 15.02 |
| Year Built | 1970 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 272044a Twp Rd 475 |
| Area | Rural Wetaskiwin County |
| Subdivision | None |
| City | Rural Wetaskiwin County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 2P0 |

Amenities

| | |
|----------|--|
| Features | Ceiling 10 ft., Deck, Fire Pit, Gazebo, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Private Setting, Recreation Use, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed March 3rd, 2025

Days on Market 33

Zoning Zone 90

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Listing information last updated on April 5th, 2025 at 9:47am MDT