

# **\$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
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### 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                48  
Zoning                              Zone 90

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