

# **\$699,900 - 453035a Range Road 74, Rural Wetaskiwin County**

MLS® #E4425864

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,864 sqft

Rural on 160.00 Acres

None, Rural Wetaskiwin County, AB

Beautiful quarter section south of Alder Flats! This property is a full 160 acres with \$4300/yr oil and \$4500/yr land lease revenue! The land is fenced and cross fenced with corals and a seasonal creek running through the property. There is a nice treed yard site with towering spruces giving lots of privacy to the home. Lots of potential with two sets of services on the property, one set to the existing house and another site ready for a new one. The current home is spread out over 1800sqft with 3 bedrooms plus an office and a 4 piece bathroom. Also with the property is an older 24'x64' shop/barn with 220v power running to it, and a single garage that has been converted to a workshop. This quarter is in a great location close to crown land, Buck Lake, and Grey Owl Meadery!

Built in 1974

## **Essential Information**

MLS® #	E4425864
Price	\$699,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,864



Acres	160.00
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	453035a Range Road 74
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Creek, Cross Fenced, Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 14th, 2025
Days on Market	36
Zoning	Zone 90

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Listing information last updated on April 19th, 2025 at 12:47pm MDT