

## \$210,000 - 70040 Hwy 13, Rural Wetaskiwin County

MLS® #E4424933

**\$210,000**

3 Bedroom, 1.00 Bathroom, 1,288 sqft

Rural on 1.46 Acres

None, Rural Wetaskiwin County, AB

Affordable acreage with three bedroom, one bath, bungalow and three car garage on 1.46 acres located close to many recreational opportunities including Buck Lake to the east and crown land to the west. The 1961 bungalow is on a full, unfinished concrete basement and has had a spacious entryway added at the back door. The 22' x 32' triple car garage has a concrete floor and needs one overhead door replaced. There are several garden/storage sheds and raised beds which will stay. Amenities include power, natural gas, water well and septic tank with surface discharge.

Built in 1961

### Essential Information

MLS® #	E4424933
Price	\$210,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,288
Acres	1.46
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

### Community Information

Address 70040 Hwy 13  
Area Rural Wetaskiwin County  
Subdivision None  
City Rural Wetaskiwin County  
County ALBERTA  
Province AB  
Postal Code T0C 0A0

### Amenities

Features Deck, Fire Pit, See Remarks

### Interior

Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood  
Exterior Features See Remarks  
Construction Wood  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025  
Days on Market 5  
Zoning Zone 90

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Listing information last updated on March 12th, 2025 at 2:02am MDT