

# \$669,500 - 465007 Hwy 22, Rural Wetaskiwin County

MLS® #E4425804

**\$669,500**

3 Bedroom, 1.50 Bathroom, 1,760 sqft

Rural on 77.17 Acres

None, Rural Wetaskiwin County, AB

Experience Your Own Private Paradise! This incredible 77-acre fenced property offers unmatched privacy and natural beauty, featuring a 3.5-acre private, aerated lake—perfect for stocking trout. Surrounded by mature trees and scenic trails, this serene retreat is a nature lover’s dream. The charming 1.5-storey home boasts 3 bedrooms, 1.5 baths, and main-floor laundry. Enjoy the warmth of a stunning vaulted cedar ceiling and a cozy fireplace in the spacious living room, with large windows that have had the glass recently upgraded to enhance the breathtaking views. Step outside to a large deck, ideal for relaxing or entertaining. The property also features a double oversized garage and covered RV parking. Major updates include a new furnace and hot water tank (2024), and fresh paint throughout. Most of the appliances have been replaced within the last couple of years. Don’t miss this rare opportunity to own a truly one-of-a-kind property! All outlines on drone photos are approximate.

Built in 1982

## Essential Information

MLS® #                    E4425804

Price                      \$669,500

Bedrooms                3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,760
Acres	77.17
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	465007 Hwy 22
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### **Amenities**

Features	Crawl Space, Deck, Fire Pit, Vaulted Ceiling, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Lake View, No Back Lane, No Through Road, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	23

## Zoning

## Zone 90

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Listing information last updated on April 6th, 2025 at 12:17am MDT