

\$450,000 - 4701 22 Street, Rural Wetaskiwin County

MLS® #E4447300

\$450,000

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Rural on 1.82 Acres

Thompson Court, Rural Wetaskiwin County,
AB

Welcome to Your Slice of Paradise! This turnkey treasure sits on 1.82 acres of peace, privacy, and possibilities! With 3 cozy bedrooms, 2 spacious living rooms, and a sun-drenched sunroom youâ€™ll never want to leave, this home blends everyday comfort with dreamy getaway vibes. Outside? It only gets better. Kick back in the hot tub, grow your own veggies in the garden-ready plot, and enjoy evenings under the stars thanks to your expansive outdoor living space. With multiple storage sheds, thereâ€™s room for all your toys, tools, and treasuresâ€”and yes, even enough space to build your own private campground right on your property! Whether you're sipping coffee in the sunroom or planning your next lake day (just a short jaunt away!), this property has it all. Move in, kick your feet up, and start living the laid-back lifestyle youâ€™ve been dreaming of. Nature. Comfort. Possibility. Itâ€™s all hereâ€”just waiting for you.

Built in 1978

Essential Information

MLS® # E4447300

Price \$450,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	1.82
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4701 22 Street
Area	Rural Wetaskiwin County
Subdivision	Thompson Court
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

Amenities

Features	Air Conditioner, Deck, Hot Tub, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Walkout Basement
----------	--

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Back Lane, Picnic Area
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	7

Zoning

Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 11:32pm MDT