

Courtesy Of Barry R Campbell Of RE/MAX Real Estate

\$695,000 - 452055 Rge Road 263, Rural Wetaskiwin County

MLS® #E4422466

\$695,000

5 Bedroom, 2.50 Bathroom, 1,472 sqft
Rural on 37.39 Acres

None, Rural Wetaskiwin County, AB

"Imagine 37.39 acres, NO SUBDIVISION RESTRICTIONS! This well-built Family Bungalow offers a perfect blend of care, quality, and thoughtful design. The expansive windows bring in natural light, showcasing east and west views from the open concept living area, with a breakfast bar and dining space ideal for hosting large family gatherings. The kitchen features plenty of cabinetry and modern appliances. There are 5 bedrooms in total, including a primary suite and an additional bedroom on the main floor, along with a 2-pc ensuite and a full 4-pc bathroom. Main floor laundry adds convenience, with ample room for a freezer and extra storage. The basement is a walk-out with more bedrooms and a 4pc bathroom. Step outside to beautifully manicured landscaping, mature trees, and a peaceful, park-like setting. The oversized, heated triple garage provides plenty of space for vehicles, the workshop is perfect for projects. In-floor heating and efficient workspace for hobby's and/or woodworking. 20 min to YEG too!

Built in 1991

Essential Information

MLS® # E4422466



Price	\$695,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	37.39
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	452055 Rge Road 263
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X2

Amenities

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Patio, R.V. Storage, Workshop, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Not Fenced, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed February 20th, 2025

Days on Market 46

Zoning Zone 80

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Listing information last updated on April 7th, 2025 at 4:17pm MDT