

Courtesy Of Christine Tetreault and Bhavya Soni Of One Percent Realty

# \$474,900 - 18 473060 Rge Rd 280, Rural Wetaskiwin County

MLS® #E4423488

**\$474,900**

2 Bedroom, 2.00 Bathroom, 994 sqft  
Rural on 1.64 Acres

Charaden Meadows, Rural Wetaskiwin County, AB

REMARKABLE 2024 BUILT MANUFACTURED HOME located just mins away from Pigeon Lake, 30 minutes to Leduc, Nisku and the Airport, in the relaxed community of Charaden Meadows within Rural Wetaskiwin County. For those seeking off grid living, this is very close! Options...Not to mention ample land with the possibility of a variety of animals. Not only is this an ideal location but this brand new meticulously prefabricated home has quality finishes and a sleek modern look. With 2 large bedrooms & 2 complete bathrooms, a gorgeous kitchen with coffee coloured cabinets & a practical eat in kitchen island, lots of natural light, this is just a feel good home! Impressive windows showcasing large decks with lots of room to entertain! RV parking, new home owner warranty, exterior hot-cold water tap, heated & insulated lines for pipes underground, outlets for BBQ & RV, plug in for external generator, sewer pipe for RV, external 200 amp panel (2 RV sockets & 2x 110V), the list goes on. A getaway oasis without the hassle.



Built in 2024

## Essential Information

MLS® #	E4423488
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	1.64
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	18 473060 Rge Rd 280
Area	Rural Wetaskiwin County
Subdivision	Charaden Meadows
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### **Amenities**

Features	On Street Parking, Front Porch, Parking-Extra
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### **Interior**

Interior Features	ensuite bathroom
Heating	See Remarks, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, See Remarks
Construction	Modular
Foundation	Piling

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 35

Zoning Zone 90

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Listing information last updated on April 5th, 2025 at 1:17pm MDT