

# **\$599,000 - 475047 Rge Road 264, Rural Wetaskiwin No. 10, County of**

MLS® #A2220649

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,641 sqft

Agri-Business on 9.07 Acres

NONE, Rural Wetaskiwin No. 10, County of, Alberta

9.07 acres with a 2641sq/ft House, Barn, Garage, and More! Inside the home the Main Floor hosts the Kitchen, Dining Room, Den, Living Room, and a Large Family Room with lots of windows allowing in natural light. The Family room has a brand new wood fireplace accompanied by another wood fireplace in the Living room to keep the Main floor cozy. The Upper Level has Two Bathrooms and Three Bedrooms including the Primary with its own office space. The Basement has the Fourth Bedroom of the home, another Kitchenette Space, Rec Room, Laundry, 4 piece Bathroom, and has its own separate entrance. A New High Efficiency Boiler, and New Hot Water Tank were both installed in 2025. The Barn has two stalls, tack room, shelter off the side, and a loft above. The garage has space to park with a work shop area with power, cement floor, and wood fireplace for heat. Throughout the property is a greenhouse, garden boxes, pond, out buildings, and fencing with lots of mature trees to keep everything private and secluded!

Built in 1987

## **Essential Information**

MLS® # A2220649

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,641
Acres	9.07
Year Built	1987
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	475047 Rge Road 264
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 1Z0

### Interior

Appliances	Dishwasher, Dryer, Electric Stove, Washer, Window Coverings
Heating	Natural Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Lot Description	Landscaped, Private, Treed
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 12th, 2025
Days on Market	10
Zoning	AG

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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