

\$868,000 - 272044a Twp Rd 475, Rural Wetaskiwin County

MLS® #E4423697

\$868,000

4 Bedroom, 3.00 Bathroom, 1,835 sqft

Rural on 15.02 Acres

None, Rural Wetaskiwin County, AB

Are You an Enterprising Visionary or Entrepreneur Looking for a Project? This Property Exemplifies Limitless Potential. Unique Opportunity for Those with The Imagination to Create Something Extraordinary. FEATURES: 15.02 Acres- Not in Subdivision. 1835 Sq. Ft. Bungalow. Second Dwelling on Site Converted into a Commercial Bakery. (No Longer Certified). Fully Serviced Banquet Hall. Building Approx 40 x 140. Includes Commercial Kitchen, Hall Area, Bathrooms & Showers. Abundance of Equipment Storage Plus Double Garage. PRIME LOCATION: Close to Pavement. Only Minutes to Wizard Lake. ENDLESS POSSIBILITIES: Whether You're a Seasoned Developer or Ambitious Entrepreneur, This Property Offers the Freedom to Explore a Myriad of Possibilities. EG: Community Hall, Church Groups, Wedding Venue, RV Storage, Green House, Campground. ETC: Added Features: 2 Water Wells w/Abundant Supply. Robust Electrical System + Emergency Back Up Generator. Upgraded Septic System(s) Services all Buildings. Unlock the Potential of Your Dreams

Built in 1970



Essential Information

MLS® #	E4423697
Price	\$868,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,835
Acres	15.02
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	272044a Twp Rd 475
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Ceiling 10 ft., Deck, Fire Pit, Gazebo, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting, Recreation Use, Schools, Shopping Nearby, Vegetable Garden, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 3rd, 2025
Days on Market	96
Zoning	Zone 90

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Listing information last updated on June 7th, 2025 at 12:32pm MDT