

# **\$389,900 - #172 55062 Twp Road 462, Rural Wetaskiwin County**

MLS® #E4422926

**\$389,900**

4 Bedroom, 1.00 Bathroom, 1,423 sqft

Rural on 0.47 Acres

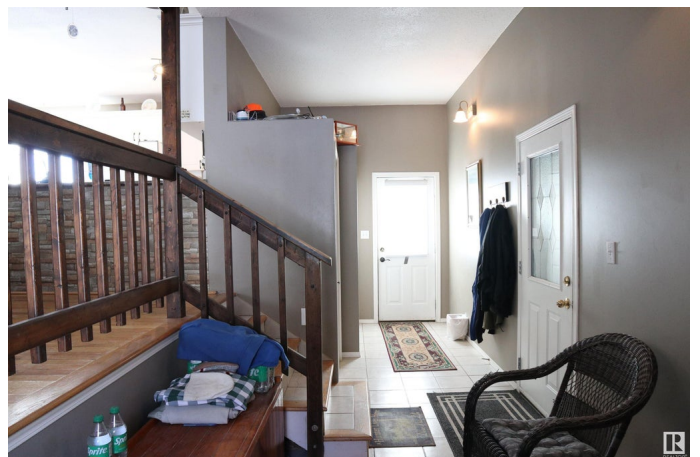
Willow Haven Estate, Rural Wetaskiwin County, AB

This 1423.22 sq/ft home is situated on .47 acres walking distance to Buck Lake. Located in Willow Haven Estate this property shows off its Pride of Ownership. Enter through the double attached garage with In-Floor Heat that carries throughout the entire home. The Foyer has a wood fireplace and leads you into the open Kitchen, Dining Room, and Living Room with a patio door to the covered back deck. The primary bedroom also has a patio door to the same deck that overlooks the fenced backyard and into the environmental reserve behind the property. Three more bedrooms accompany the Primary with one currently being used as an office. This beautiful property also has access to the private gated boat launch, allowing a dock, and boat lift. Start enjoying life on an acreage at the Lake!

Built in 1997

## **Essential Information**

MLS® #	E4422926
Price	\$389,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,423
Acres	0.47
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	#172 55062 Twp Road 462
Area	Rural Wetaskiwin County
Subdivision	Willow Haven Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### **Amenities**

Features	Off Street Parking, Crawl Space, Deck, Fire Pit, No Smoking Home, Natural Gas BBQ Hookup
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### **Interior**

Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Lake Access Property, Landscaped, Level Land, Schools, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	102
Zoning	Zone 96

HOA Fees                80

HOA Fees Freq.     Annually

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Listing information last updated on June 8th, 2025 at 9:02am MDT