

\$849,000 - 272044a Twp Rd 475, Rural Wetaskiwin County

MLS® #E4423697

\$849,000

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 | \$849,000 |
| 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 |
|----------|--|

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 | 145 |
| Zoning | Zone 90 |

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Listing information last updated on July 26th, 2025 at 12:17pm MDT