

## \$216,000 - 4402 22 Street, Rural Wetaskiwin County

MLS® #E4439224

**\$216,000**

1 Bedroom, 1.00 Bathroom, 876 sqft

Rural on 1.50 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Charming 1.5-acre lot near Pigeon Lake on the outskirts of Mulhurst Bay- just 45 minutes south of Edmonton. The property features a cozy 1-bedroom cabin with room for more beds in the recreation room. There are several outbuildings a garage and sheds. Backed by farmland for privacy, it boasts mature trees and is within walking distance of the lake. The paved driveway adds convenience to access the property. Everything in the photos can stay. With a little love, this family cabin can be restored to its full potential. Quick possession available.

Built in 1988

### Essential Information

MLS® #	E4439224
Price	\$216,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	1.50
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	4402 22 Street
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

## Amenities

Features	Crawl Space, Deck, Hot Water Electric
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## Interior

Heating	Forced Air-1, Wood Stove, Propane, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Private Setting, Recreation Use
Construction	Wood
Foundation	See Remarks

## Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	Zone 95

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