

# **\$1,100,000 - 2 243050 Twp Road 474, Rural Wetaskiwin County**

MLS® #E4446565

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 1,944 sqft

Rural on 3.51 Acres

J-V Estates, Rural Wetaskiwin County, AB

2013 ICF foundation provides the building blocks for this IMMACULATE bungalow located just 200 yards off pavement & 15 minutes from YEG! Boasting 3496 square ft of total living space with an oversize attached garage and a 22x30 insulated and heated workshop. The kitchen has stunning Cherrywood custom cabinets, granite tops, high end appliances, Induction Cooktop, & amazing Alberta views through the abundant Triple pane windows! The open concept living space is cozy yet grand with gas fireplace, coffered ceilings and crown moulding. The primary has a huge ensuite with a custom tile shower and a dream closet/dressing area. The 2nd bedroom also has a 4 pc ensuite. The main floor is rounded out with another 2 pc bath, laundry & private sitting room overlooking the yard. Basement has 2 very large bedrooms, a 4 pc bath and family room. The yard is nothing short of stunning and must be seen to appreciate! Shop is 22x30, paved driveway, composite decking, High End mechanical upgrades, A/C, Excellent water!



Built in 2013

## **Essential Information**

MLS® #

E4446565

Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	3.51
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 243050 Twp Road 474
Area	Rural Wetaskiwin County
Subdivision	J-V Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Front Porch, Insulation-Upgraded, No Smoking Home, Parking-Extra
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood

Foundation                    Insulated Concrete Form

**Additional Information**

Date Listed                    July 8th, 2025

Days on Market            3

Zoning                        Zone 80

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