

# **\$599,000 - 14 255041 Twp Road 472, Rural Wetaskiwin County**

MLS® #E4446994

**\$599,000**

2 Bedroom, 3.00 Bathroom, 1,590 sqft

Rural on 2.79 Acres

Bev Etta Estate, Rural Wetaskiwin County, AB

Peace, privacy & space to play! This 1591 sqft bungalow sits on a gorgeous 2.79-acre lot surrounded by natural forest & a beautifully landscaped yard—your own private retreat within 20 min of Millet, Leduc & Wetaskiwin! Step inside to a spacious living/dining area w/ vaulted ceilings, lrg windows, & a cozy gas FP—perfect for relaxing or entertaining. The maple kitchen offers plenty of cabinets, corner pantry, & a bright dining nook for family meals. The main floor includes dual primary suites, each w/ modern ensuites & WI closets. You™ll also find main floor laundry & convenient half bath. The partially finished bsmt adds 2 more bdrms, 2pc bath, & tons of space for future dev (roughed in for infloor heat - bsmt & garage). Durable ICF Foundation, Hardy Board siding & new roof. Outside, enjoy the comp deck & gazebo—perfect spots to take in the peaceful setting, firepit, & forest backdrop. The attached dbl garage & tarp shed offer parking & storage for all the toys. Don't miss your chance to make it yours!

Built in 2003

## **Essential Information**

MLS® #                      E4446994



Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,590
Acres	2.79
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14 255041 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Bev Etta Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Deck, Fire Pit, Gazebo, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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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	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation                      Insulated Concrete Form

**Additional Information**

Date Listed                      July 10th, 2025

Days on Market                2

Zoning                            Zone 90

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