

# **\$849,900 - #26 243060 Twp Rd 470, Rural Wetaskiwin County**

MLS® #E4415966

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,721 sqft

Rural on 4.72 Acres

Evergreen Park Estates, Rural Wetaskiwin County, AB

Brand New Custom Built Home 1720 sq.ft raised bungalow on 4.72 acres, beautiful treed lot. Open floor plan, vaulted ceiling, huge primary bedroom, walk in closet, 4 pce ensuite, main floor laundry room with scrub sink and linen closet, den/office, large walk in pantry, cantilever island, upgrade fixtures throughout, air conditioning, full and open basement waiting for your input, oversized heated garage, huge rear deck, covered front step, newly laid sod ready for spring, keyless entry. Home has 10 year New home warranty plus 1 year Builders warranty, \$10,000.00 appliance allowance, 4 ft. sidewalk to the back of the home, drive pad front of the garage 26x26, RV parking, Seller will look at taking a home on trade. Easy access to QE2 and 2A pavement all the way. 10 minutes Wetaskiwin, Millet, 30 mins Leduc, Nisku and Edmonton International Airport.

Built in 2024

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4415966  |
| Price     | \$849,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,721                  |
| Acres          | 4.72                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #26 243060 Twp Rd 470   |
| Area        | Rural Wetaskiwin County |
| Subdivision | Evergreen Park Estates  |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9A 1W8                 |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 11th, 2024 |
| Days on Market | 188                 |

## Zoning

## Zone 80

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Listing information last updated on June 17th, 2025 at 12:17am MDT