\$449,000 - 304 473060 Rge Rd 280, Rural Wetaskiwin County

MLS® #E4433683

\$449,000

2 Bedroom, 2.00 Bathroom, 994 sqft Rural on 1.64 Acres

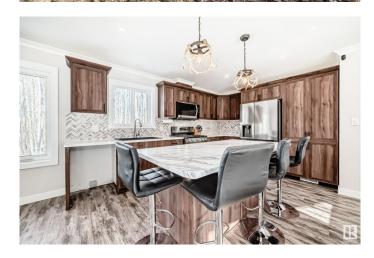
Charaden Meadows, Rural Wetaskiwin County, AB

REMARKABLE 2024 BUILT

MANUFACTURED HOME located mins away from Pigeon Lake, 30 minutes to Leduc, Nisku & the Airport, in the relaxed community of Charaden Meadows. For those seeking off grid living, this is very close, lots of options! New and move in ready, not to mention ample land with the possibility of a variety of animals. Not only is this an ideal location but this brand new meticulously prefabricated home has quality finishes and a sleek modern look. With 2 large bedrooms & 2 complete bathrooms, a gorgeous kitchen with coffee coloured cabinets & a practical eat in kitchen island, lots of natural light. This is just a feel good home! Impressive windows showcasing large decks with lots of room to entertain! RV parking, new home owner warranty, exterior hot-cold water tap, heated & insulated lines for pipes underground, outlets for BBQ & RV, plug in for external generator, sewer pipe for RV, external 200 amp panel (2 RV sockets & 2x 110V), the list goes on. A getaway oasis without the hassle.







Built in 2024

Essential Information

MLS® # E4433683 Price \$449,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 994
Acres 1.64

Year Built 2024
Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 304 473060 Rge Rd 280 Area Rural Wetaskiwin County

Subdivision Charaden Meadows

City Rural Wetaskiwin County

County ALBERTA

Province AB

Postal Code T0C 2C0

Amenities

Features On Street Parking, Front Porch, Parking-Extra

Interior

Interior Features ensuite bathroom

Heating See Remarks, Propane

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Modular

Exterior Features Backs Onto Park/Trees, See Remarks

Construction Modular

Foundation Piling

Additional Information

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 7:02am MDT