

Courtesy Of Christine Tetreault Of One Percent Realty

# **\$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

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