

# \$569,900 - 450059b,c,d Hwy 22, Rural Wetaskiwin County

MLS® #E4434532

**\$569,900**

1 Bedroom, 1.00 Bathroom, 1,401 sqft  
Rural on 77.10 Acres

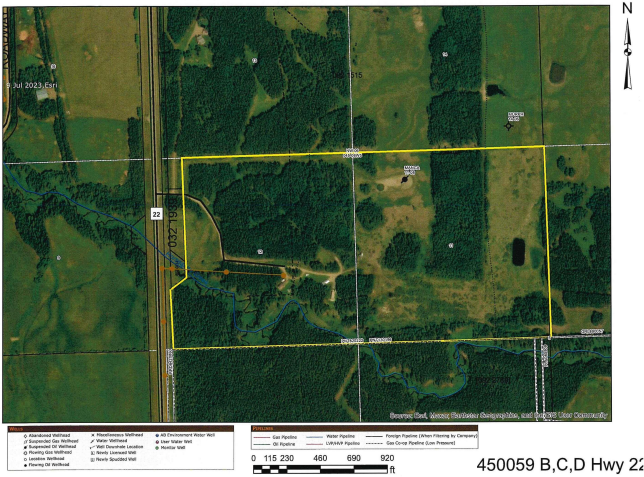
None, Rural Wetaskiwin County, AB

Charming rural property with privacy, three living sites and scenic views. Welcome to this serene and expansive 77.1 acre property, offering the perfect blend of tranquility and natural beauty. Located just 10 minutes southwest of Buck Lake on highway 22, this unique property offers 3 municipal address each with their own services (shared well), a fully equipped Quonset home (spray foam insulated), a 3 BR, 2 bath (1152 sq ft) manufactured home (second residence) and a third site (potential third residence) to be utilized as you please. The long winding driveway brings you into the property where you will notice the wonderful views all around, a ravine with a stream, walking trails, flower beds, a pond and much much more. This is a must see property that you can utilize and create so many potential possibilities!!! There is also surface lease revenue of \$3,300 a year and some of the land has been recently cleared. The two portable shelters and firepits will stay.

Built in 2018

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4434532  |
| Price  | \$569,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,401                  |
| Acres          | 77.10                  |
| Year Built     | 2018                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 450059b,c,d Hwy 22      |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0T0                 |

### **Amenities**

|          |                                                                                                                          |
|----------|--------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Greenhouse, Hot Water Electric, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks |
|----------|--------------------------------------------------------------------------------------------------------------------------|

### **Interior**

|              |                                                     |
|--------------|-----------------------------------------------------|
| Heating      | In Floor Heat System, Wood Stove, Natural Gas, Wood |
| Fireplace    | Yes                                                 |
| Stories      | 2                                                   |
| Has Basement | Yes                                                 |
| Basement     | None, No Basement                                   |

### **Exterior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Hillside, Low Maintenance Landscape, No Through Road, Private Setting, Ravine View, Rolling Land, Stream/Pond |
| Construction      | Steel                                                                                                                                                    |
| Foundation        | Slab                                                                                                                                                     |

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 94

Zoning Zone 90

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Listing information last updated on August 7th, 2025 at 3:47am MDT