

## \$535,000 - 4701 22 Street, Rural Wetaskiwin County

MLS® #E4441020

**\$535,000**

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Rural on 1.82 Acres

Thompson Court, Rural Wetaskiwin County,  
AB

Welcome to Your Slice of Paradise! This turnkey treasure sits on 1.82 acres of peace, privacy, and possibilities! With 3 cozy bedrooms, 2 spacious living rooms, and a sun-drenched sunroom youâ€™ll never want to leave, this home blends everyday comfort with dreamy getaway vibes. Outside? It only gets better. Kick back in the hot tub, grow your own veggies in the garden-ready plot, and enjoy evenings under the stars thanks to your expansive outdoor living space. With multiple storage sheds, thereâ€™s room for all your toys, tools, and treasuresâ€”and yes, even enough space to build your own private campground right on your property! Whether you're sipping coffee in the sunroom or planning your next lake day (just a short jaunt away!), this property has it all. Move in, kick your feet up, and start living the laid-back lifestyle youâ€™ve been dreaming of. Nature. Comfort. Possibility. Itâ€™s all hereâ€”just waiting for you.

Built in 1978

### Essential Information

MLS® #	E4441020
Price	\$535,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	1.82
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4701 22 Street
Area	Rural Wetaskiwin County
Subdivision	Thompson Court
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Air Conditioner, Deck, Hot Tub, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Walkout Basement
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Back Lane, Picnic Area
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10

## Zoning

## Zone 95

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