

\$354,900 - 18 463017 Rge Rd 12, Rural Wetaskiwin County

MLS® #E4447786

\$354,900

3 Bedroom, 1.00 Bathroom, 1,367 sqft

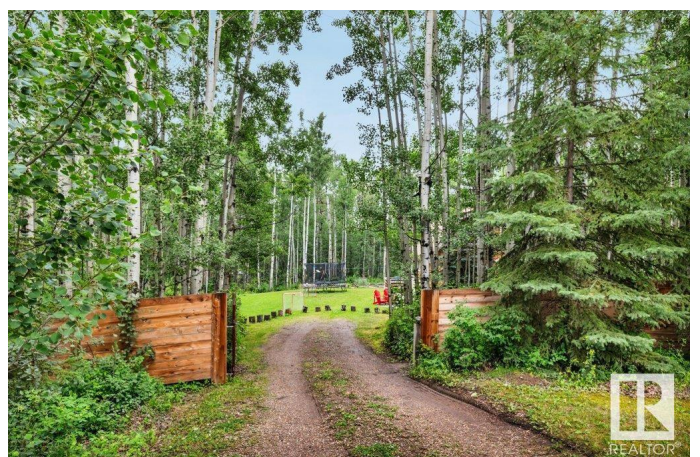
Rural on 1.18 Acres

Woodfield_CWET, Rural Wetaskiwin County, AB

Tucked away in the trees at Woodfield Estates, this cozy 3-bedroom, 1.5-storey getaway is the perfect retreat. Set on 1.18 private acres with easy trails leading to the south shores of Pigeon lake, it offers that peaceful, cabin-in-the-woods vibe—without all the upkeep. Thoughtfully renovated from top to bottom, everything feels fresh and ready to enjoy with recently updated kitchen, stylish bathroom, stainless steel appliances, new windows and doors, flooring, lighting, and more. Enjoy your favourite book next to the wood burning fireplace on cooler evenings. Enjoy your morning coffee or evenings under the stars next to the Bushbeck outdoor fireplace and BBQ. There's plenty of space outdoors for fun, family and games or just your own private sanctuary. With a fully insulated crawl space and upgraded systems, it's comfortable in every season. Bonus: it's currently a successful short-term rental, so you can earn income while enjoying lake life. Just pack your bags enjoy—your laid-back escape is waiting.

Built in 1983

Essential Information



MLS® #	E4447786
Price	\$354,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,367
Acres	1.18
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	18 463017 Rge Rd 12
Area	Rural Wetaskiwin County
Subdivision	Woodfield_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

Amenities

Features	Crawl Space, Deck, Fire Pit, No Smoking Home
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Interior

Heating	Wood Stove, See Remarks, Propane, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, No Through Road, Playground Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 14th, 2025
Days on Market 20
Zoning Zone 95

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Listing information last updated on August 3rd, 2025 at 6:32pm MDT