

## \$424,900 - 275006 Hwy 616, Rural Wetaskiwin County

MLS® #E4456594

**\$424,900**

3 Bedroom, 1.50 Bathroom, 1,104 sqft

Rural on 1.79 Acres

None, Rural Wetaskiwin County, AB

This Acreage with a Completely Renovated Home and a Double Detached Garage is located right off pavement Very close to Pigeon Lake! Inside the home to the main floor that hosts a Modern Kitchen, Dining Room with patio access to the Back Deck, a 4 Piece Bathroom, Three Bedrooms including the Primary with its own Walk-In Closet and 2 piece Ensuite Bathroom. The Basement has a Large Family Room, Laundry, and a Large Storage Room with Windows that could easily be converted in more Bedrooms. The Newer Finished Double Detached Garage has a Concrete Floor, Power, and Heated by a wood fireplace. All Renovations were done within the last 5 years including Shingles, Well, Septic Field, Windows, Kitchen, Bathrooms, Flooring, Garage, Decks, Siding, Appliances, and More! This Pride of Ownership Property Welcomes its new owners to enjoy acreage living!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456594  |
| Price      | \$424,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,104                  |
| Acres          | 1.79                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 275006 Hwy 616          |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Deck, Parking-Extra, See Remarks |
|----------|----------------------------------|

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Heating           | Forced Air-1, Propane    |
| Stories           | 2                        |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood                                                |
| Exterior Features | Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                |
| Foundation        | Insulated Concrete Form                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 71                  |
| Zoning         | Zone 90             |

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Listing information last updated on November 16th, 2025 at 9:02am MST