

# **\$675,000 - 224061 Twp Road 462, Rural Wetaskiwin County**

MLS® #E4459429

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,862 sqft

Rural on 7.02 Acres

None, Rural Wetaskiwin County, AB

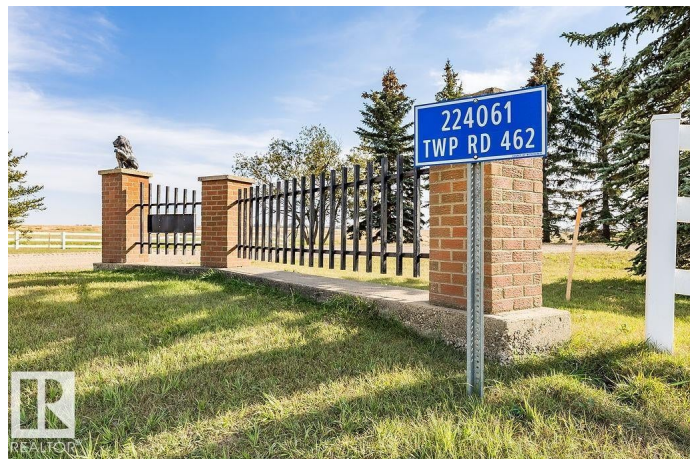
Perched atop a ravine and overlooking a gently flowing creek, this bilevel home offers 3,132?sq?ft of developed living space on 7.02 acres – and stands apart from any subdivision. On the main level, three light-filled bedrooms await; below, the lower level offers a flexible bedroom or den plus a sweeping open recreation room ideal for entertaining, hobbies or relaxation. Recent upgrades include Hardie plank siding, updated roofing and windows, and a brand-new kitchen with appliances installed in 2024. Essential systems have also been modernized – new septic tank, upgraded water line, and central air conditioning ensure comfort and reliability. A tree-lined driveway provides a private, idyllic entrance through tranquil woodland. With spectacular elevated views, creek vistas, generous indoor space, and thoughtful renovations throughout, this property is a rare find that combines natural beauty with contemporary ease. Hot Tub Cabin could be a great Guest House or Just Dream a use!

Built in 1983

## **Essential Information**

MLS® # E4459429

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,862                  |
| Acres          | 7.02                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 224061 Twp Road 462     |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9A 1X1                 |

### Amenities

|          |                                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Party Room, Patio, R.V. Storage, Skylight, Sunroom, Vinyl Windows, See Remarks |
|----------|-------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                               |
| Exterior Features | Hillside, Landscaped, Not Fenced, Private Setting, Ravine View, River View, Treed Lot, See Remarks |
| Construction      | Wood                                                                                               |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

Date Listed                September 23rd, 2025

Days on Market        54

Zoning                    Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 5:32am MST