

\$479,900 - 63068 Hwy 33, Rural Woodlands County

MLS® #E4460349

\$479,900

3 Bedroom, 2.50 Bathroom, 2,772 sqft

Rural on 17.88 Acres

None, Rural Woodlands County, AB

Clean and tidy 17 acres right off pavement, just 5 km from Fort Assiniboine! The 2700+ sq.ft. Cape Cod style home is designed for comfort and space. Stay cozy with your choice of 2 natural gas fireplaces, 1 wood fireplace and 1 wood stove. The main floor is bright and open with a kitchen and sunken dining area (currently used as a living room), a formal dining room, workout space with built-ins, and a sunny den. Step outside to the expansive back deck, perfect for entertaining or relaxing. Upstairs you'll find 3 bedrooms, The large primary offers a walk-in closet and 4-piece ensuite. The bonus room works well as an office. Heated oversized double garage with rear door. The 4 foot crawl space is cement offering storage. Outside, the property features room to roam, a pond on the north side, and an open yardsite protected by trees on three sides. With multiple options for a future shop and endless space to enjoy, this acreage is the perfect blend of comfort, size, and convenience just minutes from town!

Built in 1993

Essential Information

MLS® # E4460349

Price \$479,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,772
Acres	17.88
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	63068 Hwy 33
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

Amenities

Features	Crawl Space
----------	-------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
-------------	-------------------

Days on Market 46

Zoning Zone 70

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 15th, 2025 at 10:32pm MST