

\$549,900 - 465051 R R 41, Rural Wetaskiwin County

MLS® #E4462734

\$549,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft
Rural on 80.90 Acres

None, Rural Wetaskiwin County, AB

80 acres north of Winfield! Hi-way 20 frontage make this the ideal location for a hobby farm or home-based business. Nestled in the trees a 3 bedroom updated cozy home (shingles, bathroom tiling, flooring, deck, paint) & a 2 car garage. 80 acres is fenced and cross fenced, has corral and is fenced into 3 sections- all with dugouts and there is one winter watering bowl. Less than an hour to Leduc and around 30 minutes to Rimbey or Drayton Valley, this property combines country quiet with excellent accessibility. Additional perks include oil lease income of \$4600, and plenty of space for animals (graze up to 40 cow/calf pairs), gardens, or expansion. A truly special piece of land that has raised 3 generation. Now is your chance to have a place to live, grow, raise a family, or even build a business!

Built in 1982



Essential Information

MLS® #	E4462734
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	80.90

Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	465051 R R 41
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2X0

Amenities

Features	Deck, Fire Pit, Hot Water Electric
Parking Spaces	10

Interior

Interior Features	ensuite bathroom
Heating	See Remarks, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden
Foundation	Piling

Additional Information

Date Listed	October 18th, 2025
Days on Market	28
Zoning	Zone 90

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