

# **\$868,000 - 272044a Twp Rd 475, Rural Wetaskiwin County**

MLS® #E4423697

**\$868,000**

4 Bedroom, 3.00 Bathroom, 1,835 sqft

Rural on 15.02 Acres

None, Rural Wetaskiwin County, AB

Are You an Enterprising Visionary or Entrepreneur Looking for a Project? This Property Exemplifies Limitless Potential. Unique Opportunity for Those with The Imagination to Create Something Extraordinary. FEATURES: 15.02 Acres- Not in Subdivision. 1835 Sq. Ft. Bungalow. Second Dwelling on Site Converted into a Commercial Bakery. (No Longer Certified). Fully Serviced Banquet Hall. Building Approx 40 x 140. Includes Commercial Kitchen, Hall Area, Bathrooms & Showers. Abundance of Equipment Storage Plus Double Garage. PRIME LOCATION: Close to Pavement. Only Minutes to Wizard Lake. ENDLESS POSSIBILITIES: Whether You're a Seasoned Developer or Ambitious Entrepreneur, This Property Offers the Freedom to Explore a Myriad of Possibilities. EG: Community Hall, Church Groups, Wedding Venue, RV Storage, Green House, Campground. ETC: Added Features: 2 Water Wells w/Abundant Supply. Robust Electrical System + Emergency Back Up Generator. Upgraded Septic System(s) Services all Buildings. Unlock the Potential of Your Dreams

Built in 1970



## Essential Information

MLS® #	E4423697
Price	\$868,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,835
Acres	15.02
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	272044a Twp Rd 475
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

## Amenities

Features	Ceiling 10 ft., Deck, Fire Pit, Gazebo, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
----------	--

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting, Recreation Use, Schools, Shopping Nearby, Vegetable Garden, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 3rd, 2025
Days on Market	89
Zoning	Zone 90

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 May 31st, 2025 at 10:02am MDT