

# **\$1,375,000 - 474039 Rge Rd 242, Rural Wetaskiwin County**

MLS® #E4423266

**\$1,375,000**

5 Bedroom, 4.00 Bathroom, 5,015 sqft

Rural on 10.40 Acres

None, Rural Wetaskiwin County, AB

INCREDIBLE ATTENTION TO DETAIL!! This EXECUTIVE family home must be seen to be appreciated! The main house has 3700 ft. of living space and the attached family/guest residence has 1200ft. The main house is built on slab in 2019 with a 5 car garage, 3 bedrooms, gym, 4 pc bath and a spacious entryway with ample storage for all a busy family can throw at it! Upstairs is a truly unique home with huge beams, rustic yet elegant lighting, a chefs kitchen like no other and an open floor plan with dining, lounging, 4 pc bath and a stunning copper and steel fireplace. The balance of this space is currently used as the ultimate music space but could easily be converted into 2 additional bedrooms. The Primary suite is the perfect oasis with a custom designed laundry area and loads of natural light pouring into the bedroom, dressing area and sleek ensuite bath w/ steam shower. Guest residence is perfect for multi-family living and is self contained. Barns! Corrals! Chicken Coops! Outdoor Kitchen! Energy Efficient!

Built in 1940

## **Essential Information**

MLS® #

E4423266



Price	\$1,375,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	5,015
Acres	10.40
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	474039 Rge Rd 242
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### Amenities

Features	Air Conditioner, Bar, Barbecue-Built-In, Closet Organizers, Deck, Exterior Walls- 2"x6", Gazebo, Guest Suite, Hot Tub, Hot Water Instant, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, Vegetable Garden

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 28th, 2025
Days on Market	49
Zoning	Zone 80

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