

# \$174,900 - 22 243060 Twp Road 470, Rural Wetaskiwin County

MLS® #E4423948

**\$174,900**

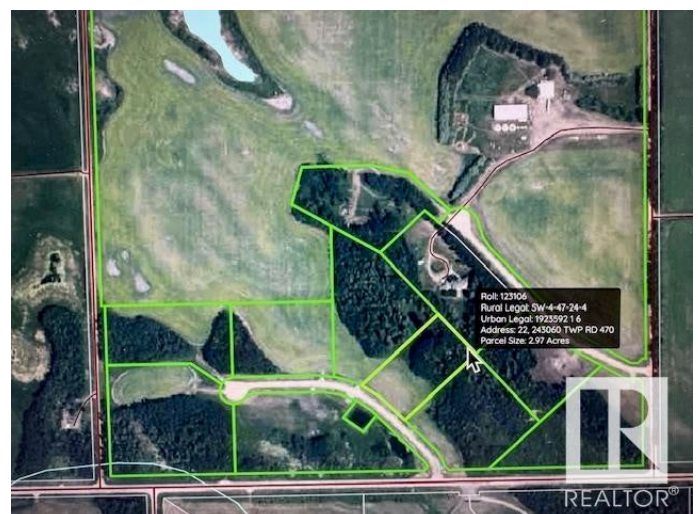
0 Bedroom, 0.00 Bathroom,  
Rural on 2.97 Acres

Evergreen Park Estates, Rural Wetaskiwin County, AB

Stunning acreage setting to build your dream home and shop. 2.97 Acres in one of the newest subdivisions South of Leduc. EVERGREEN PARK ESTATES. Property enclosed in new chainlink fencing with gate for added security when ready to build. 45 established spruce trees and 16 mature haskap berry shrubs on inside fenced perimeter. Power and Gas hook-ups at property line. No well or septic. Smaller pond on NE side of property, perfect for winter skating. Great shelter belt of trees to the back and sides of property lines. Less than 10 minutes to Wetaskiwin, 20 min to Leduc and 30 minutes to EIA Airport & Nisku. Paved road on Correction Line 470 to entrance of subdivision, northside of road.

## Essential Information

MLS® #	E4423948
Price	\$174,900
Bathrooms	0.00
Acres	2.97
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



**Community Information**

Address	22 243060 Twp Road 470
Area	Rural Wetaskiwin County
Subdivision	Evergreen Park Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1W8

**Exterior**

Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Partially Landscaped, See Remarks
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**Additional Information**

Date Listed	March 4th, 2025
Days on Market	46
Zoning	Zone 80

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Listing information last updated on April 19th, 2025 at 9:17am MDT