

\$399,900 - 34 240018 Twp Road 472, Rural Wetaskiwin County

MLS® #E4429495

\$399,900

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Rural on 1.69 Acres

Grandview Heights_CWET, Rural Wetaskiwin County, AB

Nestled in picturesque Grandview Heights, this Hillside Bungalow w/ a walk-out basement offers the perfect blend of serenity & convenience with 1.69 acres. This property is just a short 10 min commute to Wetaskiwin & 30 min to Edmonton Interâ€™™ Airport â€™paved all the way! This home boasts over 2400 sq ft of total living space, featuring an open-concept kitchen, dining & living area. The walk out basement, bathed with natural light, includes a cozy wood stove. With 3 bedrooms + 3 baths, there is ample room for the whole family. The large deck off the dining room provides breathtaking views of the hills & lush forest of trees, offering a serene spot to unwind & enjoy natureâ€™™s beauty. You will enjoy the oversized, dbl attached garage. This property is a rare gem with tons of potential.

Built in 1983

Essential Information

MLS® #	E4429495
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,208
Acres	1.69
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	34 240018 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Grandview Heights_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

Amenities

Features	Deck, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Landscaped, Paved Lane, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	11
Zoning	Zone 80

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