

\$425,000 - 57 280017 Twp Road 482, Rural Wetaskiwin County

MLS® #E4430445

\$425,000

2 Bedroom, 2.00 Bathroom, 1,497 sqft

Rural on 1.21 Acres

Wizard Ridge Estates, Rural Wetaskiwin County, AB

TREED & PRIVATE! IN FLOOR HEATING! STEPS TO WIZARD LAKE! This 1496 sq ft 2 bed, 2 bath bungalow on 1.21 acres brings cozy cabin vibes with elegant modern touches! An open concept design, your main entrance trimmed out with warm pine ceiling & laminate flooring, showcases a functional family room (or convert to a 3rd bedroom), 4 pce bath, & garage / mechanical room. 2 large bedrooms, incl the primary bed w/ 3 pce ensuite. Stunning vaulted ceilings throughout allow for ample natural light & character! Wood burning fireplace w/ stone surround for the cold winter nights, spacious L shaped kitchen w/ island (gas cooktop, electric oven) for meal prep, Multiple sheds, chicken coop & run, and single attached garage provide ample storage & parking for the car or toys. Upgraded insulation throughout the home, vinyl siding, massive wrap around deck with gorgeous views, on demand tankless water heater, water softener; vinyl windows. Just a 30 minute drive to Leduc w/ walking trails to the lake. Don't miss it!

Built in 2006

Essential Information

MLS® #

E4430445



Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,497
Acres	1.21
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	57 280017 Twp Road 482
Area	Rural Wetaskiwin County
Subdivision	Wizard Ridge Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Ceiling 9 ft., Deck, Fire Pit, Hot Water Tankless, R.V. Storage, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, Lake Access Property, Treed Lot
Construction	Wood
Foundation	Slab

Additional Information

Date Listed April 11th, 2025

Days on Market 5

Zoning Zone 90

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