

# **\$995,000 - 214 271022 Twp Road 480, Rural Wetaskiwin County**

MLS® #E4454890

**\$995,000**

3 Bedroom, 2.00 Bathroom, 2,251 sqft

Rural on 0.44 Acres

Curilane Beach, Rural Wetaskiwin County, AB

This Magnificent Property with Lakefront Access and Views holds a 2250 sq/ft Home with a Double Attached Garage, Quadruple Detached Garage, and More! Inside the home the Main Level is made up of Two Bedrooms, Living room with a wood fire place on a stone wall, Kitchen that is open to the Dining room with a vaulted ceiling, and Family room with another fireplace. A Walk-In Pantry, Laundry/Utility Room, and a 4 Piece Bathroom Conclude the Main floor. The Upper Level has the Primary Bedroom that has its own 4 Piece Ensuite Bathroom, Walk-In Closet, and an Office. This Home is Wheelchair accessible from the Attached Garage with a lift and from the large back deck that over looks the lake through the patio doors into the Living room and Family room. The Detached Garage measures 36'x28' has a Concrete floor, Heat, Power, and Two Overhead Doors. This Property Welcomes you to enjoy the lake year round with extra storage for toys of every season!

Built in 1981

## **Essential Information**

MLS® # E4454890

Price \$995,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,251                  |
| Acres          | 0.44                   |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 214 271022 Twp Road 480 |
| Area        | Rural Wetaskiwin County |
| Subdivision | Curilane Beach          |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0V0                 |

### Amenities

|          |                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Crawl Space, Deck, Fire Pit, Lake Privileges, Parking-Extra, Vaulted Ceiling, See Remarks |
|----------|---------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                |
| Exterior Features | Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Treed Lot, Waterfront Property, See Remarks |
| Construction      | Wood                                                                                                                                |
| Foundation        | Concrete Perimeter, Preserved Wood                                                                                                  |

### Additional Information

Date Listed August 27th, 2025

Days on Market 55

Zoning Zone 90

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Listing information last updated on October 21st, 2025 at 7:02pm MDT