

# **\$798,000 - 13 240065 Twp Road 472, Rural Wetaskiwin County**

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MLS® #E4458798

**\$798,000**

5 Bedroom, 2.50 Bathroom, 2,583 sqft

Rural on 3.56 Acres

Hillside Park\_CWET, Rural Wetaskiwin County, AB

Stunning Hillside Bungalow on 3.56 acres with a million dollar view, backs onto the beautiful Pipestone Creek reserve area. This one of a kind, custom designed home, is immaculately kept and masterfully finished with vaulted ceilings, open concept with huge windows for natural light, large country kitchen and 5 bedrooms. With a view from every room, the unique floor plan gives way to large and spacious living, family and dining areas, creating tons of options for a large family and their activities. The home is accented by a massive 824 sq.ft. wrap around deck and a second deck on the lower level for those peaceful summer evenings. The 40' x 28' shop features 10' x 10' doors, 12' ceilings and metal roof. In addition there is an attached 13' x 28' guest room (man cave) with 3 piece bathroom facilities. New furnace in 2017, new shingles in 2018 and water tank in 2024. This quiet and scenic acreage is a diamond in the rough that doesn't come along very often. It won't disappoint!

Built in 1986

## **Essential Information**

MLS® #

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Price	\$798,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,583
Acres	3.56
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	13 240065 Twp Road 472
Area	Rural Wetaskiwin County
Subdivision	Hillside Park_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T9A 1X1

### Amenities

Features	Fire Pit, Greenhouse, No Smoking Home, Open Beam, Vaulted Ceiling, Wet Bar, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Creek, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Private Setting, Ravine View
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                3

Zoning                            Zone 80

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