

\$699,900 - 453035a Range Road 74, Rural Wetaskiwin County

MLS® #E4425864

\$699,900

3 Bedroom, 1.00 Bathroom, 1,864 sqft

Rural on 160.00 Acres

None, Rural Wetaskiwin County, AB

Beautiful quarter section south of Alder Flats! This property is a full 160 acres with \$4300/yr oil and \$4500/yr land lease revenue! The land is fenced and cross fenced with corals and a seasonal creek running through the property. There is a nice treed yard site with towering spruces giving lots of privacy to the home. Lots of potential with two sets of services on the property, one set to the existing house and another site ready for a new one. The current home is spread out over 1800sqft with 3 bedrooms plus an office and a 4 piece bathroom. Also with the property is an older 24'x64' shop/barn with 220v power running to it, and a single garage that has been converted to a workshop. This quarter is in a great location close to crown land, Buck Lake, and Grey Owl Meadery!

Built in 1974

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425864 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,864 |



| | |
|------------|------------------------|
| Acres | 160.00 |
| Year Built | 1974 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 453035a Range Road 74 |
| Area | Rural Wetaskiwin County |
| Subdivision | None |
| City | Rural Wetaskiwin County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0A0 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior | Wood |
| Exterior Features | Creek, Cross Fenced, Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 39 |
| Zoning | Zone 90 |

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Listing information last updated on April 22nd, 2025 at 7:47am MDT