

# \$449,000 - #10 473068 Rge Road 11, Rural Wetaskiwin County

MLS® #E4425778

## \$449,000

1 Bedroom, 1.00 Bathroom, 647 sqft  
Rural on 3.63 Acres

Lakeland Estates, Rural Wetaskiwin County,  
AB

Private with mature trees this 3.63 acres hosts Two Homes and a Garage with a Bedroom above. The first home measures 647.33 sq/ft and hosts a Living Room, Kitchen, Bedroom, and 3 Piece Bathroom. A natural gas powered wall mount heater in the kitchen and a gas fire place in the bedroom keep it warm and cozy. Above the kitchen is a pull down access to extra storage above. The second home measures 578.41 sq/ft and has a Bedroom, Kitchen, Living Room, and 3 Piece Bathroom. The central located gas fire place is used for heat. The garage measures 24'x16' with a 8' wide x 7' tall overhead door. The garage has a cement floor and power with a wall mount heater. Above the Garage is a finished bedroom with hardwood flooring. This retreat style property is set up perfectly to unwind with family or friends. Very close to Pigeon Lake with lots to do in the area.

Built in 2004

## Essential Information

MLS® #	E4425778
Price	\$449,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	647
Acres	3.63
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	#10 473068 Rge Road 11
Area	Rural Wetaskiwin County
Subdivision	Lakeland Estates
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### **Amenities**

Features	Deck, Guest Suite, Parking-Extra, See Remarks
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### **Interior**

Heating	See Remarks, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	20
Zoning	Zone 95

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