

# **\$879,000 - 25, 260001 472 Township, Rural Wetaskiwin No. 10, County of**

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MLS® #A2233141

**\$879,000**

4 Bedroom, 4.00 Bathroom, 2,221 sqft  
Residential on 118.61 Acres

Bev-Etta Estates, Rural Wetaskiwin No. 10,  
County of, Alberta

A property like this rarely comes around! Situated high on a hill overlooking 118 acres of lush recreational land, this two storey home provides the views and the space that are highly desired. With over 2200 square feet of living space, you will be absolutely impressed by how well finished this home is. As you walk in through the side door, you'll find a spacious entry that features main floor laundry and a three piece bath. Awaiting off the entry is the cavernous open concept kitchen, dining and living area with fireplace that is large enough to host any family gathering. You'll love the well-appointed kitchen that boasts a pantry, two ovens, dishwasher, stove and copious amounts of cabinet and counter space. Off the kitchen area you'll find a covered deck overlooking the valley area of which 118 acres is yours! A perfect spot to enjoy sunsets, kids playing on the acres or a quiet evening with friends. The main level is complete with a formal dining area too! On the upper level you'll discover two larger bedrooms, a four piece bath, office and the primary bedroom that features a walk in closet and four piece bath! There is enough space for the whole family on the upper level but if you have a teen who wants a little more independence, the basement is the perfect place for them! Featuring a spacious bedroom with a walk in closet, four piece bath and an



enormous family room with a wood burning stove with walkout exit to a patio that includes a hot tub! You will truly appreciate the care that has been taken on this property both inside and out with meticulously gardened flowers, lots of cleared area for the kids to play and an oversized double garage. Not only do you have roughly 5 acres nestled on top of the hill for living space but approximately 113 acres of recreational land to do with what you please, whether it's creating walking/cross country skiing trails, raising cattle, subdividing or leaving it as it is, the world is truly your oyster out at Bev Etta Estates!

Built in 1993

### **Essential Information**

MLS® #	A2233141
Price	\$879,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,221
Acres	118.61
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	25, 260001 472 Township
Subdivision	Bev-Etta Estates
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T9A 1X7

### **Amenities**

Utilities	Electricity Connected, Propane
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, High Ceilings, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Treed, Brush, Meadow, Native Plants, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	19
Zoning	AG

## Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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