

\$629,000 - 254052 Highway 616, Rural Wetaskiwin No. 10, County of

MLS® #A2246884

\$629,000

6 Bedroom, 4.00 Bathroom, 1,997 sqft
Residential on 2.55 Acres

NONE, Rural Wetaskiwin No. 10, County of, Alberta

Welcome to peaceful country living with unbeatable convenience! Located right on Highway 616, this beautiful 2.55-acre property offers the best of both worlds – only 20 minutes to the Edmonton International Airport and less than 10 minutes to the Town of Millet. Built in 1997, this spacious family home features a well-thought-out floor plan designed for comfort and functionality. The main floor boasts a laundry room with lots of storage, a 2-piece bathroom, and a gorgeous kitchen with quartz countertops and a large island perfect for entertaining. The dining area opens to a fully enclosed sunroom, ideal for morning coffee or year-round enjoyment. Cozy up in the living room with the pellet stove that adds warmth and charm. Upstairs, you'll find a huge bonus room with a wood stove, four generously sized bedrooms, including the Primary retreat with a walk-in closet and a 3-piece ensuite, plus a 5-piece main bath and plenty of storage space. The fully finished basement features two additional bedrooms, a 4-piece bathroom, and a comfortable living room with a gas fireplace, providing ample space for extended family or guests. Enjoy the heated double attached garage, new furnace and A/C, and outdoor space that includes mature trees, a playhouse, firepit, and a fenced area with chicken coop, ready for your hobby farm dreams – chickens, goats, or



whatever your heart desires! Don't miss your chance to own this incredible acreage in a prime location – the perfect place to put down roots and enjoy the country lifestyle with city access!

Built in 1997

Essential Information

MLS® #	A2246884
Price	\$629,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	2.55
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	254052 Highway 616
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C1Z0

Amenities

Utilities	Electricity Connected
Parking	Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Sump Pump(s),
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	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Living Room, Wood Burning Stove, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Garden
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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