

Courtesy Of Samantha Stachniak Of RE/MAX Elite

# \$626,500 - 23 473084 Rge Road 242, Rural Wetaskiwin County

MLS® #E4427715

**\$626,500**

4 Bedroom, 1.50 Bathroom, 1,534 sqft  
Rural on 3.01 Acres

Fairview Heights, Rural Wetaskiwin County,  
AB

Looking for a private oasis? Check out this fully developed, hilltop 4 bedroom, walkout bungalow! Located on a mature landscaped, gated and treed lot. This home offers updated shingles, windows, siding, electrical panel and lighting, The beautifully remodeled kitchen features granite, white cabinets & new ss appliances. Hardwood flows throughout the main floor and you'll love the 2 newly renovated bathrooms. The spacious family room is great for a home theater/hang out area & offers a free-standing gas stove with a view of the stunning backyard. 3 bedrooms & main 4 pc bath complete the upstairs. Lower walkout level offers a rec/living room, 4th bedroom, large entry mudroom area off the 35' x 30' heated, garage with storage loft. There is a mobile home on-site has been converted into storage space and has electrical. Enjoy the hot tub, gazebo, spacious deck and unbeatable country views!

Built in 1979

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427715  |
| Price    | \$626,500 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,534                  |
| Acres          | 3.01                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 23 473084 Rge Road 242  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Fairview Heights        |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### **Amenities**

|          |  |
|----------|--|
| Features | Deck, Hot Tub, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement |
|----------|--|

### **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, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

Days on Market 9

Zoning Zone 80



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 1:17am MDT