

## \$224,900 - 473059 Hwy 2a, Rural Wetaskiwin County

MLS® #E4455451

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,405 sqft

Rural on 1.26 Acres

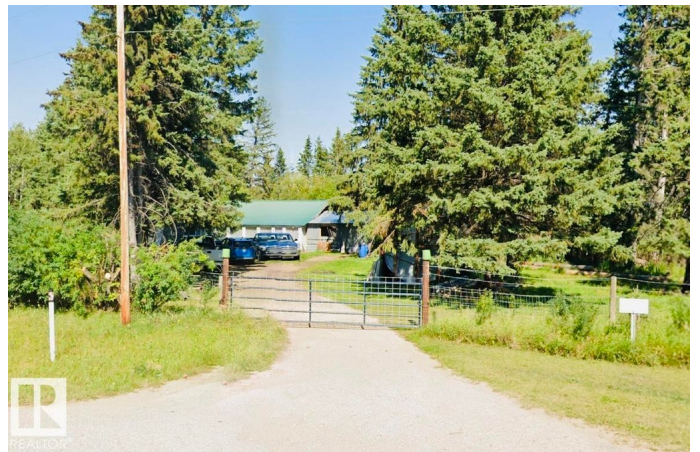
None, Rural Wetaskiwin County, AB

Are you dreaming of country living? Here's your chance to make it a reality! This well-established home, conveniently located just off Highway 2A, is surrounded by beautiful mature trees and sits on a 1.26-acre lot. The house features two decent-sized bedrooms and a bonus room that can easily be converted into an additional bedroom, along with two full bathrooms. The location is fantastic—only 8 minutes to Wetaskiwin and just 2 minutes south of Millet, making for an easy commute to Leduc, Nisku, or South Edmonton. "Sold as is, where is" however recent updates include a new 3-piece bathroom, new windows, a patio door, a new well pump, a pressure tank, and a hot water tank, all completed in 2024. Also, a new furnace fan was installed in 2023, & a newly painted kitchen walls in 2025. Seize this incredible investment opportunity while you can! This is your chance—don't let it slip away!

Built in 1944

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455451  |
| Price     | \$224,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,405                  |
| Acres          | 1.26                   |
| Year Built     | 1944                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 473059 Hwy 2a           |
| Area        | Rural Wetaskiwin County |
| Subdivision | None                    |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 1Z0                 |

### Amenities

|          |                                            |
|----------|--------------------------------------------|
| Features | Crawl Space, No Smoking Home, R.V. Storage |
|----------|--------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Partial, See Remarks      |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Shopping Nearby, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                  |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 22                |
| 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 September 21st, 2025 at 9:17pm MDT