

## \$449,000 - 472074 Hiway 616, Rural Wetaskiwin County

MLS® #E4435159

**\$449,000**

4 Bedroom, 2.00 Bathroom, 2,385 sqft

Rural on 4.02 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

A rare find! 4 acre property not in a subdivision just minutes from the north shore of Pigeon Lake. Just under 2400 sq ft bungalow that has had many recent upgrades: flooring, windows, shingles, siding & bathrooms. Oversize double detached garage, very nicely landscaped with a greenhouse, fenced garden so you don't have to share your vegetables with the deer, and a gas hookup on the deck for your BBQ. Inside this spacious & open home you will find 4 bedrooms, 2 full bathrooms, large kitchen, dining room and living room. This exceptional property is on pavement and the lot is fully serviced, very private setting as the perimeter is treed.

Built in 1980

### Essential Information

MLS® #	E4435159
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,385
Acres	4.02
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	472074 Hiway 616
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Crawl Space, Deck, Detectors Smoke, Fire Pit, Greenhouse
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 95

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