

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

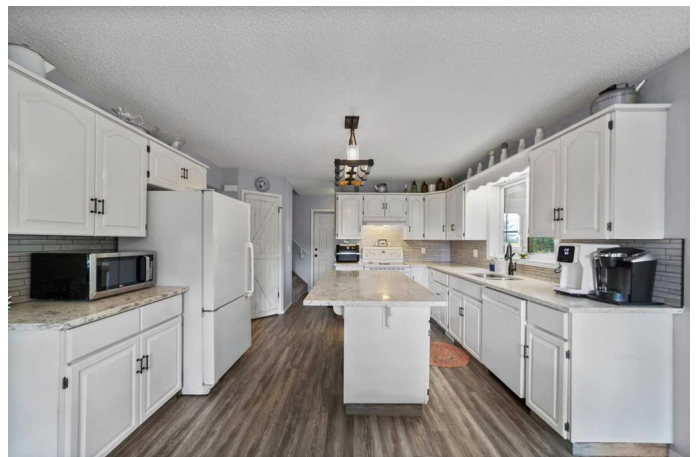
MLS® #A2246884

\$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, Vaulted |
|-------------------|---|

| | |
|-----------------|--|
| | Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(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, Pellet Stove, Wood Burning 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 | 1 |
| Zoning | AG |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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