

Courtesy Of Barb Harrison Of MaxWell Polaris

## **\$675,000 - 8002 45 Street, Rural Wetaskiwin County**

MLS® #E4440640

**\$675,000**

4 Bedroom, 2.50 Bathroom, 3,200 sqft

Rural on 7.17 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

A rare find, over 7 acres in a subdivision not far from the north side of Pigeon Lake.

Beautifully maintained 3200 sq ft 2 storey has 4 bedrooms, 3 bathrooms, formal dining room, newer kitchen, living room, family room primary bedroom and bright and spacious sun room all on the main floor. Upstairs there are 3 more bedrooms, a bathroom, cozy den, playroom and bonus room. The shingles were replaced last year and the exterior of the home was painted then as well. The meticulously landscaped yard has numerous perennials, stone pathway, a bridge that leads you to the very private fire pit, 3 storage sheds plus a pole shed for the firewood. There is a double detached garage that can be used for storage or a barn as you can have your horses or other furry friends there. The perimeter has electric fencing around most of the property. This property has been lovingly cared for, for many years and the current owners are ready for a new family to enjoy this peaceful and quiet oasis in the country.



Built in 1988

### **Essential Information**

MLS® #	E4440640
Price	\$675,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,200
Acres	7.17
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8002 45 Street
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### **Amenities**

Features	Deck, Detectors Smoke, Fire Pit
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### **Interior**

Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	June 4th, 2025
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Days on Market 39

Zoning Zone 95

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