

## \$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 |
|----------|---------------------------------|

### 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 |
|-------------|----------------|

Days on Market 13

Zoning Zone 95

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Listing information last updated on June 17th, 2025 at 9:17am MDT