\$649,900 - 8002 45 Street, Rural Wetaskiwin County

MLS® #E4455553

\$649,900

4 Bedroom, 2.50 Bathroom, 3,200 sqft Rural on 7.17 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Stunning home for the growing family located on over 7 acres close to the north shore of Pigeon Lake. Beautifully landscaped with numerous perennials, boxed garden beds, a pond, a bridge to the private firepit area, 3 storage sheds, a detached garage and a green house. Inside this well maintained home, there are 4 bedrooms, and 3 bathrooms. The main floor offers a family room, a bright and inviting sun room, spacious kitchen, living room, formal dining room, the master bedroom and a 6 pce bathroom, and main floor laundry with a 2 pce bath. Upstairs there are 3 more bedrooms, a full bathroom, a play room, the bonus room and a wine making room. So much space to enjoy in this wonderful acreage property both inside and out. Prepare to be impressed.

Built in 1988

Essential Information

MLS® # E4455553 Price \$649,900

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 Crawl Space, Detectors Smoke, Fire Pit

Interior

Heating In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood

Exterior Features Boating, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed

Lot, Vegetable Garden

Construction Wood Foundation Block

Additional Information

Date Listed September 1st, 2025

Days on Market 58

Zoning Zone 95

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