# **\$415,000 - 4351 22 Street, Rural Wetaskiwin County**

MLS® #E4463552

### \$415,000

3 Bedroom, 2.50 Bathroom, 837 sqft Rural on 1.45 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Escape to the peace and quiet of life in the country less than an hour to the city! This charming bilevel has had numerous upgrades over the past few years, shingles, siding, bathrooms, new pressure tank, new motherboard in the furnace, new fridge & stove and more. Offering 3 bedrooms & 3 bathrooms, a large deck at the back & an oversized double detached garage. Fully serviced lot is 1.45 acres and very private with numerous large trees surrounding the property. It's just a short drive to the north shore of Pigeon Lake where you can enjoy year round activities.

Built in 1970

#### **Essential Information**

MLS® # E4463552 Price \$415,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 837

Acres 1.45

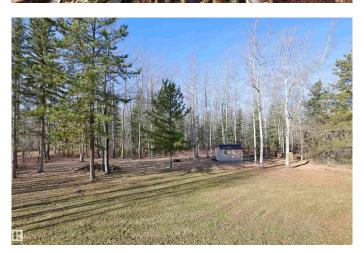
Year Built 1970

Type Rural

Sub-Type Detached Single Family







Style Bi-Level
Status Active

## **Community Information**

Address 4351 22 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

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Partially Finished

**Exterior** 

Exterior Wood

Exterior Features Boating, Golf Nearby, Landscaped, Playground Nearby, Schools,

Shopping Nearby, Treed Lot

Construction Wood

Foundation Concrete Perimeter

#### Additional Information

Date Listed October 25th, 2025

Days on Market 9

Zoning Zone 95

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