

## **\$645,900 - 5302 32 Street, Rural Wetaskiwin County**

MLS® #E4434441

**\$645,900**

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Rural on 1.32 Acres

Mulhurst Estate, Rural Wetaskiwin County, AB

Stunning original owner home located in Mulhurst Estates, a very sought after subdivision located walking distance to the north shore of Pigeon Lake. Larger acreage lots, paved roads and on the municipal sewer system. This lovingly maintained home offers 2 bedrooms and a den on the main floor, large master bedroom with 4 pce ensuite and a 2nd bedroom located close to the other 4 pce bathroom. The bright and sunny kitchen is open to the living room which has vaulted ceilings and a gas fireplace. There is access off the dining room to the large deck which has a gas bbq hookup. The yard is beautifully landscaped with numerous mature trees including apple, plum, cherry and black current, and flower beds. The shingles and countertops were replaced 7 years ago, and there are 2 drilled wells on the property. The lower level has a massive family room with a 2nd gas fireplace, a bar, another bedroom and a 3 pce bathroom. Escape to the peace & quiet of life in the country less than an hour to Edmonton.

Built in 1999

### **Essential Information**

MLS® # E4434441

Price \$645,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,474
Acres	1.32
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5302 32 Street
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 4th, 2025

Days on Market 44

Zoning Zone 95

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