

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

MLS® #E4455553

**\$675,000**

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          | \$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 | 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 | 7                   |
| Zoning         | Zone 95             |

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Listing information last updated on September 8th, 2025 at 11:18am MDT