

## \$199,900 - 4402 22 Street, Rural Wetaskiwin County

MLS® #E4439224

**\$199,900**

1 Bedroom, 1.00 Bathroom, 876 sqft

Rural on 1.50 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Charming 1.5-acre lot in Thomson Court subdivision near Pigeon Lake on the outskirts of Mulhurst Bay- just 45 minutes south of Edmonton. The property features a cozy 1-bedroom cabin with room for more beds in the recreation room. There are several outbuildings a garage and sheds. Backed by farmland for privacy, it boasts mature trees and is within walking distance of the lake. The paved driveway adds convenience to access the property. Everything in the photos can stay. With a little love, this family cabin can be restored to its full potential. Quick possession available.

Built in 1988

### Essential Information

MLS® #	E4439224
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	1.50
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                      4402 22 Street  
Area                          Rural Wetaskiwin County  
Subdivision                  Mulhurst Bay  
City                           Rural Wetaskiwin County  
County                        ALBERTA  
Province                      AB  
Postal Code                  T0C 2C0

**Amenities**

Features                      Crawl Space, Deck, Hot Water Electric

**Interior**

Heating                      Forced Air-1, Wood Stove, Propane, Wood  
Stories                        1  
Has Basement                Yes  
Basement                      None, No Basement

**Exterior**

Exterior                      Wood  
Exterior Features            Fruit Trees/Shrubs, Golf Nearby, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Private Setting, Recreation Use  
Construction                Wood  
Foundation                   See Remarks

**Additional Information**

Date Listed                  May 28th, 2025  
Days on Market              25  
Zoning                        Zone 95

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