

## \$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
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### 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	1
Zoning	Zone 95

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Listing information last updated on September 2nd, 2025 at 3:17pm MDT