

# **\$749,000 - Township Rd 472 Highway 2a, Rural Wetaskiwin County**

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MLS® #E4459342

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 38.00 Acres

Bluebird Estates, Rural Wetaskiwin County,  
AB

A Rare Development Opportunity in a Natural Paradise An exceptional offering of 38 acres nestled in unspoiled countryside, where dense vegetation and mature trees create a stunning backdrop of natural beauty in every direction. Zoned for country residential development, this expansive parcel presents a versatile canvas for a visionary developer or those seeking a private estate surrounded by nature. The groundwork has already begun, with an established approach and power conveniently brought to the road. Whether envisioned as a thoughtfully planned residential enclave or a secluded dream retreat, the possibilities here are truly extraordinary.

## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4459342        |
| Price     | \$749,000       |
| Bathrooms | 0.00            |
| Acres     | 38.00           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## **Community Information**



|             |                            |
|-------------|----------------------------|
| Address     | Township Rd 472 Highway 2a |
| Area        | Rural Wetaskiwin County    |
| Subdivision | Bluebird Estates           |
| City        | Rural Wetaskiwin County    |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0C 1Z0                    |

### Exterior

Exterior Features    Backs Onto Park/Trees, Golf Nearby, Ski Hill Nearby

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 80              |

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Listing information last updated on October 31st, 2025 at 7:47pm MDT