

\$649,900 - 8002 45 Street, Rural Wetaskiwin County

MLS® #E4455553

\$649,900

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	\$649,900
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	43
Zoning	Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 3:32am MDT