

## **\$645,900 - 5302 32 Street, Rural Wetaskiwin County**

MLS® #E4434441

**\$645,900**

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Rural on 1.32 Acres

Mulhurst Estate, Rural Wetaskiwin County, AB

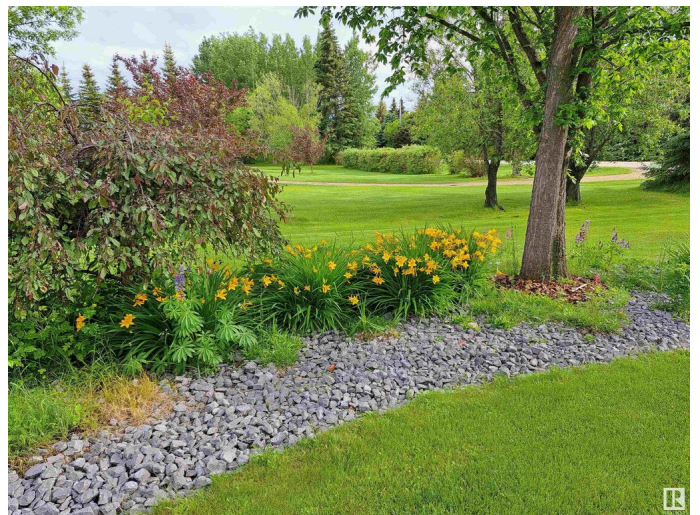
Stunning original owner home located in Mulhurst Estates, a very sought after subdivision located walking distance to the north shore of Pigeon Lake. Larger acreage lots, paved roads and on the municipal sewer system. This lovingly maintained home offers 2 bedrooms and a den on the main floor, large master bedroom with 4 pce ensuite and a 2nd bedroom located close to the other 4 pce bathroom. The bright and sunny kitchen is open to the living room which has vaulted ceilings and a gas fireplace. There is access off the dining room to the large deck which has a gas bbq hookup. The yard is beautifully landscaped with numerous mature trees including apple, plum, cherry and black current, and flower beds. The shingles and countertops were replaced 7 years ago, and there are 2 drilled wells on the property. The lower level has a massive family room with a 2nd gas fireplace, a bar, another bedroom and a 3 pce bathroom. Escape to the peace & quiet of life in the country less than an hour to Edmonton.

Built in 1999

### **Essential Information**

MLS® # E4434441

Price \$645,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,474                  |
| Acres          | 1.32                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5302 32 Street          |
| Area        | Rural Wetaskiwin County |
| Subdivision | Mulhurst Estate         |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|          |   |
|----------|---|
| Features | Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Boating, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 4th, 2025

Days on Market 43

Zoning Zone 95

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Listing information last updated on June 16th, 2025 at 2:48pm MDT