

# \$394,000 - 42042 464 Township, Winfield

---

MLS® #A2254058

## **\$394,000**

1 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 4.99 Acres

NONE, Winfield, Alberta

This charming private cottage offers over 1,100 square feet of cozy living space, perfectly nestled on a completely fenced 4.99 acres of a beautiful mix of treed and open land. With a wood exterior, a south-facing veranda, and a sunny back deck, the home offers both rustic charm and the perfect setting to enjoy all that nature offers in any season. Inside, the cottage features one spacious bedroom, two bathrooms, and an upstairs den that can easily serve as a guest room, home office, or quiet retreat. The interior is finished with modern touches that complement the natural surroundings. The property is well-equipped with three storage sheds, a tarp shelter, and covered wood storage, making it ideal for both year-round living and weekend getaways. With 200-amp electrical service, the home is RV-ready and has the capacity for future expansion or additional amenities. Located just over an hour from both Edmonton and Red Deer, and only 20 minutes from Pigeon Lake and Twin Lakes, youâ€™™ll enjoy quick access to boating, fishing, swimming, and local shops and services. This is a rare opportunity to own a private, peaceful retreat without sacrificing modern convenience or proximity to recreation and amenities.

Built in 2009

## **Essential Information**

MLS® #

A2254058



Price	\$394,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	4.99
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage w
Status	Active

### Community Information

Address	42042 464 Township
Subdivision	NONE
City	Winfield
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2X0

### Amenities

Parking	Off Street
---------	------------

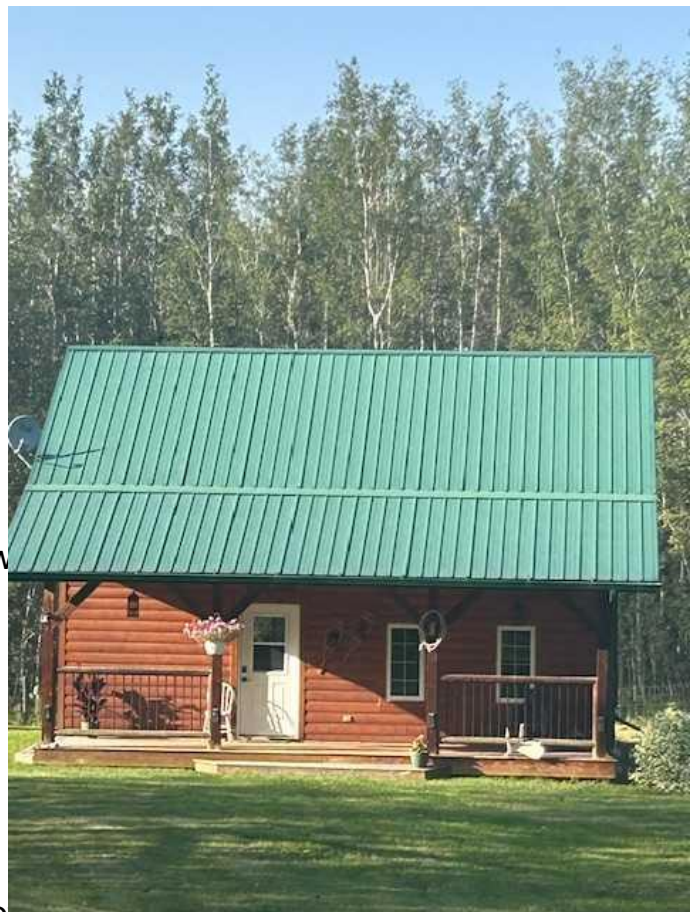
### Interior

Interior Features	Ceiling Fan(s), Vinyl Window
Appliances	Electric Stove, Microwave Stacked
Heating	Forced Air, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Many Trees, No Neighbours
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

### Additional Information



Date Listed	September 2nd, 2025
Days on Market	17
Zoning	Rural Residential

### **Listing Details**

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.