

# **\$579,900 - 19, 57104 Hwy 38, Waterdale Park, Rural Sturgeon County**

---

MLS® #E4439722

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,262 sqft

Rural on 3.04 Acres

Waterdale Park, Rural Sturgeon County, AB

## **BEAUTIFUL REDWATER ACREAGE!**

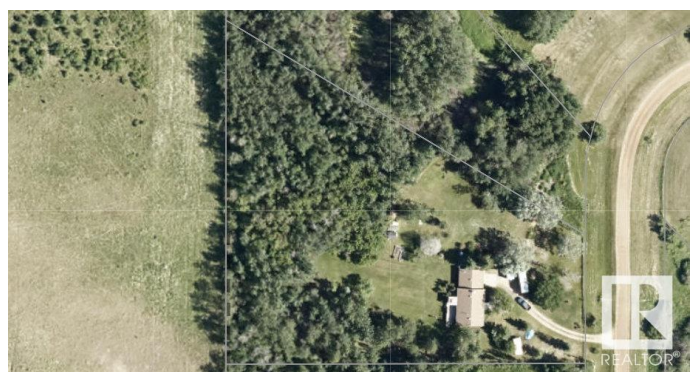
Welcome to #19 Ivan Road, here in Waterdale Park just outside Redwater! This well maintained home sits on 3 fenced & gated beautiful acres, with a large back deck, open grassy yard surrounded by trees, raised flower /veg gardens, 3 garden sheds and wood gazebo. As you enter this cozy home, the living room has a beautiful stone (wood) fireplace to cozy up around. Open concept dining rm /kitchen counters are granite, patio doors opening onto the back deck & yard. 2 bdrms and a 4pc bathrm w/ luxury steam shower. Basement has a separate entrance w/a full kitchen and 2 more bdrms. 2nd living room has a stone (gas) fireplace. Attached double heated garage for parking, carport & room to store RV and more. The yard is beautiful, quiet & private, and often you can see wildlife! Nearby Redwater offers: jobs, k-12 school, arena, pool, golf, shopping, restaurants, hospital & more! on the school bus route! GREAT PROPERTY!! DON'T MISS OUT!

Built in 1992

## **Essential Information**

MLS® #

E4439722



|                |                        |
|----------------|------------------------|
| Price          | \$579,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,262                  |
| Acres          | 3.04                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 19, 57104 Hwy 38, Waterdale Park |
| Area        | Rural Sturgeon County            |
| Subdivision | Waterdale Park                   |
| City        | Rural Sturgeon County            |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T0A 2W0                          |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Fire Pit, Gazebo, Greenhouse, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Vinyl Windows |
|----------|--|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 31st, 2025  
Days on Market      19  
Zoning                Zone 60

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 June 19th, 2025 at 5:17am MDT