

Courtesy Of Colin Bland Of Maxwell Heritage Realty

\$499,900 - N/A, Rural Wetaskiwin County

MLS® #E4401029

\$499,900

3 Bedroom, 2.50 Bathroom, 2,346 sqft

Rural on 0.14 Acres

Sunset Harbour, Rural Wetaskiwin County, AB

Start building your family's memories at the lake. Sunset Harbour is a gated community on Pigeon Lake with all homes either situated on the lake or man-made harbour. Perfect for water sport enthusiasts. 2350 SF 2 Storey is the perfect summer/weekend escape or year round sanctuary! Front covered deck makes for attractive curb appeal. Flex room off the entry could be office or formal dining. Great room has a gas fireplace with ceramic tile surround. Raised breakfast bar, plenty of wood cabinetry & corner pantry in kitchen. Completing the main floor are 2-Piece Bath & laundry. Primary bedroom with PRIVATE BALCONY, five-piece ensuite with his/her sinks & a large walk-in closet. Huge bonus room with wet bar, 4-piece bath & two more bedrooms. Granite throughout, hardwood & ceramic tile on main floor & upstairs is all hardwood, CENTRAL AIR, Tankless hot water. The drywalled oversized double attached garage is heated. Bareland Condo with monthly fees of \$350. YOU WILL LOVE YOUR TIME AT THE LAKE

Built in 2007

Essential Information

MLS® # E4401029

Price \$499,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,346 |
| Acres | 0.14 |
| Year Built | 2007 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | N/A |
| Area | Rural Wetaskiwin County |
| Subdivision | Sunset Harbour |
| City | Rural Wetaskiwin County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 2C0 |

Amenities

| | |
|----------|--|
| Features | Air Conditioner, Crawl Space, Deck, Front Porch, Hot Water Tankless, See Remarks |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Boating, Flat Site, Gated Community, Lake Access Property, Lake View, Landscaped, Level Land, Waterfront Property, See Remarks |
| Lot Description | 17.0x32.5 |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | August 7th, 2024 |
| Days on Market | 239 |
| Zoning | Zone 95 |
| RE / Bank Owned | Yes |
| Condo Fee | \$350 |

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Listing information last updated on April 3rd, 2025 at 7:02am MDT