

## **\$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
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### 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	261
Zoning	Zone 95
RE / Bank Owned	Yes
Condo Fee	\$350

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