

## **\$565,000 - 6333 49 Street, Rural Wetaskiwin County**

MLS® #E4429515

**\$565,000**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Rural on 0.30 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

This Family retreat has a short walk to Pigeon Lake, Beach & Golfing. A year round open concept lake home with several features from southwest light windows, 8 person Hot tub Room, to a relaxing loft space with vaulted cedar ceiling overlooking the woodburning fireplace, mirror closet and livingroom which flows into the kitchen with appls, cabinets, counter top eating ledge, island with seating & dinette that opens to a 2nd deck. The primary bedrm has a large closet and 4pc ensuite. The upper floor bedrms have closets and down the hall is a 3pc bathrm. For convenience a main flr washer dryer closet & several utility storage areas. Total of 3 bedrms & 3 bathrms. Some upgrades are kitchen & counter tops, some painting, 2 newer hot water tanks & furnaces. The Exterior accents & Metal roof gives this home character with 2 decks, Double heated Garage with ample storage fr boats & lake toys, Large Lot, lane access & guest parking. Near lake walking trails, biking, watersports & golfing. Furniture neg

Built in 1988

### **Essential Information**

MLS® # E4429515

Price \$565,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.30
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6333 49 Street
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### **Amenities**

Features	Deck, Hot Tub
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, See Remarks, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Golf Nearby, Lake Access Property, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 29

Zoning Zone 95

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