

## \$495,000 - 6333 49 Street, Rural Wetaskiwin County

MLS® #E4429515

**\$495,000**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Rural on 0.30 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Family retreat at PIGEON LAKE, Mulhurst Bay. A year round open concept LAKE HOME with several features from southwest light windows, Hot tub Room, to a relaxing LOFT space with VAULTED ceiling overlooking the wood burning fireplace, mirror closet and living room which flows into the kitchen with appls, cabinets, counter top eating ledge, island with seating & dinette that opens to a 2nd DECK. The primary bedroom has a large closet and 4pc ensuite. Upper floor bedrooms have closets and down the hall is a 3pc bathroom. For convenience a main floor washer dryer closet & several utility storage areas. Total of 3 bedrooms & 3 bathrooms. 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, heated DOUBLE GARAGE with ample storage fr boats & lake toys, LARGE LOT, FRONT & REAR LANE ACCESS & GUEST PARKING. Near GOLFING, BEACHES, LAKE walking trails, biking&watersports Furniture neg

Built in 1988

### Essential Information

MLS® # E4429515

Price \$495,000



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	See Remarks

### **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 116

Zoning Zone 95

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