

## \$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 |
|----------|---------------|

### 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 30

Zoning Zone 95

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 May 7th, 2025 at 7:02am MDT