

## **\$279,000 - 803 Marine Drive, Rural Wetaskiwin County**

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MLS® #E4418058

**\$279,000**

3 Bedroom, 1.00 Bathroom, 760 sqft

Rural on 0.55 Acres

Norris Beach, Rural Wetaskiwin County, AB

Summers coming! Amazing opportunity to start life at the lake in the sought-after neighborhood of Norris Beach. A huge .55 acre lot with huge mature trees that offer a peaceful and private yard. This 1977 home features three bedrooms perfect for the whole family, or a peaceful lake retreat. Enjoy the cozy warmth of the wood burning stove on cold winter nights or sit out by the fire pit on warm summer evenings. You can live in the beauty of nature with the convenience of restaurants and shopping just a few minutes away in The Village at Pigeon Lake. Home has had a new hot water tank, furnace and roof within the last 7 years. This property was run very successfully as an Airbnb last summer with solid 5 star reviews and bringing in \$3-4k/month and demand was growing. Only a short walk to the lake or short drive to some great golfing. Fishing and water sports are a great way to unwind and relax through the lazy summer days. Included in the property taxes are municipal sewer and road clearing.

Built in 1977

### **Essential Information**

MLS® #                    E4418058

Price                      \$279,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.55
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	803 Marine Drive
Area	Rural Wetaskiwin County
Subdivision	Norris Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Deck, Fire Pit
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Golf
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	December 30th, 2024
Days on Market	123
Zoning	Zone 95



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