

# **\$549,800 - #59 Sunset Harbour, Rural Wetaskiwin County**

MLS® #E4418617

**\$549,800**

4 Bedroom, 2.50 Bathroom, 3,056 sqft

Rural on 0.14 Acres

Sunset Harbour, Rural Wetaskiwin County, AB

Welcome to this paradise getaway!! Sunset Harbour Marina! Stunning 2 Storey over 2800 sq. ft. in Prestige Lakefront west shores of Pigeon Lake. Gorgeous Waterfront home is upgraded throughout: 4 spacious bedrooms, plus oversized bonus/games room, covered veranda & upstairs balcony w/stunning view of both Lake/Harbour. Gourmet kitchen w/Granite countertops, S.S. appliances, and raised eating bar. Hardwood flooring, ceramic tile, tile surround gas fire place, glass closets, iron spindle stair well, generous mud room, oversized double garage, entire home has wrap around windows facing Lake & Harbour. This beautiful open floor concept w/ tons of natural light makes a paradise atmosphere. Enjoy lakeview from both the lower & upper deck to walking trails leading to a play park and tennis courts. WOW FULLY FURNISHED over \$20,000.00 value! Owners have the luxury of using a complementary boat slip & marina doc. This home has it all! Perfect Lake Getaway!! Enjoy this hidden gem!

Built in 2008

## **Essential Information**

MLS® # E4418617

Price \$549,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,056
Acres	0.14
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	#59 Sunset Harbour
Area	Rural Wetaskiwin County
Subdivision	Sunset Harbour
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1H0

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Crawl Space, Detectors Smoke
Parking Spaces	4

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Cul-De-Sac, Gated Community, Golf Nearby, Lake Access Property, Lake View, Park/Reserve, Playground Nearby, Public Swimming Pool, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 20th, 2025  
Days on Market                103  
Zoning                              Zone 95  
Condo Fee                        \$350

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