

# **\$625,000 - 317 462014 Rge Road 10, Rural Wetaskiwin County**

MLS® #E4434486

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,404 sqft

Rural on 0.84 Acres

Beachside Estate, Rural Wetaskiwin County, AB

Welcome to 317 Beachside Estates, this 2400 sqft ranch style bungalow has 3 bedrooms & 2.5 bathrooms with a heated oversized double att garage & is a block away from the south shores of Pigeon Lake. This uniquely build home is very efficient with 13 inch walls, in-floor heat system & metal roof making heating costs low! As you walk in the front door you will fall in love with the unique features that make this home so special, from the sliding barn doors, to the curved rock wall, to the pendant lighting hanging thru-out the kitchens vaulted ceiling. The kitchen has tons of cabinetry & counter space with a large island & is open concept to the living room with a live-edge mantle fireplace. There is a 2p bath & built cabinetry for a pantry. The primary bedroom has tall ceilings, walk-in closet with built in shelving & ensuite with an airjet tub & large tiled shower. The other 2 bedrooms & 3p bath are large in size. Outside is nicely landscaped with a stone patio & firepit. The lot is 0.84 private acres.

Built in 2008

## **Essential Information**

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Price	\$625,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,404
Acres	0.84
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	317 462014 Rge Road 10
Area	Rural Wetaskiwin County
Subdivision	Beachside Estate
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Fire Pit, Patio, Vaulted Ceiling, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Lake Access Property, Landscaped, Not Fenced, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Slab

**Additional Information**

Date Listed            May 5th, 2025  
Days on Market      3  
Zoning                Zone 95

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