

\$225,000 - 115 Sandy Beach Avenue, Rural Two Hills County

MLS® #E4438423

\$225,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Rural on 0.50 Acres

Sandy Beach Estate, Rural Two Hills County, AB

This charming 1,044 sq ft bungalow sits on a spacious 0.5-acre lot at Sandy Lake in the County of Two Hills. Featuring a walkout basement and a double attached garage (125amps), this move-in ready, fully furnished home offers both comfort and convenience. The main floor showcases beautiful views of the wooded lot and the lake, with a bright kitchen, inviting living area, and a versatile flex room with elegant French doors for added privacy. Two bedrooms and a 4-piece bathroom complete the main level. Downstairs, the walkout basement offers a large open space with patio doors—perfect for creating a personalized retreat or entertaining area including a sauna and added rooms and storage. Recent upgrades include new siding, windows, patio doors, and a furnace. The home also features a newer hot water tank and a durable metal roof.

Built in 1957

Essential Information

MLS® #	E4438423
Price	\$225,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,044
Acres	0.50
Year Built	1957
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	115 Sandy Beach Avenue
Area	Rural Two Hills County
Subdivision	Sandy Beach Estate
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

Amenities

Features	Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Hillside, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 24th, 2025
Days on Market	24
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 1:17pm MDT