

Courtesy Of Justin E Hatt Of Moore's Realty Ltd.

\$325,000 - 27 62045 Twp Rd 462, Rural Wetaskiwin County

MLS® #E4460964

\$325,000

2 Bedroom, 2.00 Bathroom, 1,120 sqft

Rural on 0.62 Acres

Avalon Wynd, Rural Wetaskiwin County, AB

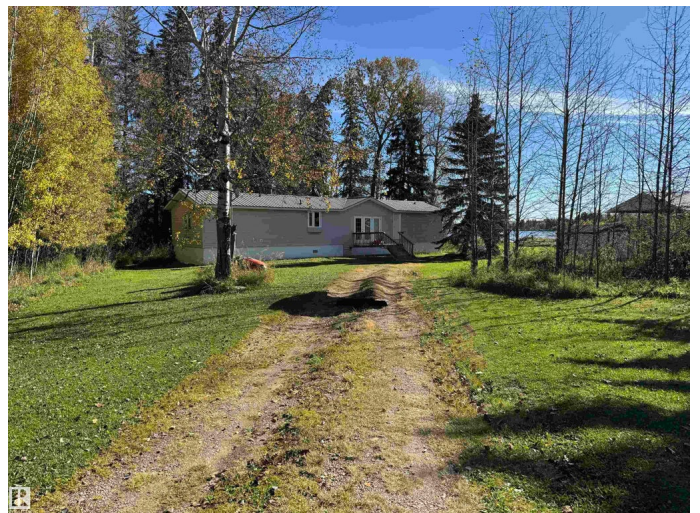
Affordable lakefront lot in Avalon Wynd on Buck Lake's west shore. Enjoy the serene lifestyle that comes with being part of a lakeside community & a variety of outdoor activities -walking, fishing, boating, etc. Only municipal & environmental reserves separate you from the water's edge. A boat launch is located just minutes away. This cozy 2-bedrm 2 bath mfg home includes primary bedrm with 4-pce ensuite & mirrored closet doors (1 door not hung & may require repair). 2 smaller bedrooms have been combined to create a spacious 2nd bedroom. Living room has laminate flooring, garden doors leading to the front step, and a built-in cabinet in corner alcove. The inviting kitchen has patio doors that open to a spacious deck. Note both front steps & large deck require replacement. Updates: well pump new fall 2024; pressure tank new approx 4 years ago. Furnace fully serviced fall 2025. This property being offered turn-key, with most furnishings, dishes, pots & utensils included.

Built in 1985

Essential Information

MLS® # E4460964

Price \$325,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.62
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	27 62045 Twp Rd 462
Area	Rural Wetaskiwin County
Subdivision	Avalon Wynd
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

Amenities

Features	Crawl Space, No Animal Home, Vaulted Ceiling, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Backs Onto Lake, Beach Access, Environmental Reserve, Not Fenced, Private Setting, Schools, Shopping Nearby, See Remarks
Foundation	Piling

Additional Information

Date Listed	October 4th, 2025
Days on Market	18
Zoning	Zone 96

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Listing information last updated on October 22nd, 2025 at 7:02am MDT