

# \$449,000 - #10, 473068 Rr 11, Mulhurst Bay

MLS® #A2202653

**\$449,000**

1 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 3.63 Acres

NONE, Mulhurst Bay, Alberta

Private with mature trees this 3.63 acres hosts Two Homes and a Garage with a Bedroom above. The first home measures 647.33 sq/ft and hosts a Living Room, Kitchen, Bedroom, and 3 Piece Bathroom. A natural gas powered wall mount heater in the kitchen and a gas fire place in the bedroom keep it warm and cozy. Above the kitchen is a pull down access to extra storage above. The second home measures 578.41 sq/ft and has a Bedroom, Kitchen, Living Room, and 3 Piece Bathroom. The central located gas fire place is used for heat. The garage measures 24'x16' with a 8' wide x 7' tall overhead door. The garage has a cement floor and power with a wall mount heater. Above the Garage is a finished bedroom with hardwood flooring. This retreat style property is set up perfectly to unwind with family or friends. Very close to Pigeon Lake with lots to do in the area.

Built in 2004

## Essential Information

MLS® #	A2202653
Price	\$449,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	3.63



Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	#10, 473068 Rr 11
Subdivision	NONE
City	Mulhurst Bay
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2C0

### **Amenities**

Parking	Heated Garage, Insulated, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Oven-Built-In, Refrigerator
Heating	Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Free Standing
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	38

Zoning

Country Residential

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton)

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