

# **\$174,900 - 139 Sandy Beach Avenue, Rural Two Hills County**

MLS® #E4384724

**\$174,900**

2 Bedroom, 1.00 Bathroom, 1,515 sqft

Rural on 0.50 Acres

Sandy Beach Estate, Rural Two Hills County, AB

Nestled at the serene Sandy Beach Estates in Sandy Lake on approximately half an acre of land is a cozy bungalow featuring a spacious open-concept living area, a large kitchen, and dining room ideal for entertaining family and friends. Two bedrooms, a three-piece bathroom, a laundry room, two natural gas fireplaces and one wood burning stove. RECENT UPGRADES and UPDATES include: new paint, door seals, new fixtures, sinks, plumbing upgrades and electrical upgrades (100 amp). There also a single-car garage with a workshop attached at the back, RV parking/storage, a fire pit and flower gardens surrounded by trees and nature, this property offers the ultimate retreat. Enjoy the outdoors with activities like quadding in the summer months or sledding in the winter all while enjoying a beverage in the back yard looking out at the water beyond.

Built in 1990

## **Essential Information**

MLS® #	E4384724
Price	\$174,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,515
Acres	0.50
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	139 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	Crawl Space
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### Interior

Heating	Wood Stove, See Remarks, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Picnic Area, Playground Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2024
Days on Market	474
Zoning	Zone 60

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Listing information last updated on August 17th, 2025 at 3:47pm MDT