

## \$239,900 - 104 1st Avenue, Rural Wetaskiwin County

MLS® #E4418128

**\$239,900**

4 Bedroom, 1.00 Bathroom, 937 sqft

Rural on 0.18 Acres

Ma-Me-O Beach, Rural Wetaskiwin County,  
AB

### LAKE LIVING THIS SUMMER STARTS NOW!

Enjoy this private and peaceful cabin at beautiful Ma-Me-O Beach on Pigeon Lake. You can drive up your fully paved 95 foot driveway to your bright and well cared for 937sqft 4 BEDROOM bungalow. It sits on a treed parcel with spacious front porch overlooking a gorgeous and private front yard. Inside has a large living room with beautiful stone faced wood burning fireplace, and grand dining space for family and friends. A Bright kitchen, 4 bedrooms, and a 4pc bathroom plus a utility room with stacked washer dryer too. Gas furnace with additional individually controlled electric baseboard heating in every room, and 100 Amp service, with electrical run to your 16 x 24 garage w/ RV plug. A strong well with chlorination system in place with JUST OVER 8,000sqft OF PROPERTY on this 66' x 122' lot with back lane access & parking too. Such a cozy, peaceful and wonderful recreation space close to the beach and steps up the path to the lake, ready for your memories to begin.

Built in 1953

### Essential Information

MLS® # E4418128

Price \$239,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.18
Year Built	1953
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	104 1st Avenue
Area	Rural Wetaskiwin County
Subdivision	Ma-Me-O Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1X0

### Amenities

Features	Deck, Hot Water Natural Gas, Lake Privileges
Parking Spaces	7

### Interior

Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, See Remarks
Construction	Wood
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	January 15th, 2025
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Days on Market 107

Zoning Zone 95

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