

# **\$749,900 - 32 Sunset Harbour, Rural Wetaskiwin County**

MLS® #E4455907

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,007 sqft

Rural on 0.20 Acres

Sunset Harbour, Rural Wetaskiwin County, AB

LAKE FRONT PROPERTY | WALK OUT BASEMENT | PRIVATE DOCK | AIRBNB POTENTIAL | RENOVATED | DOUBLE ATTACHED GARAGE | 3300+ SF | HUGE LOT | 5 BED 3 BATH | Welcome to 32 Sunset Harbour, a stunning lakefront home just 45 mins from the Edmonton Airport. Set in a private gated community on Pigeon Lake, this property offers a perfect mix of comfort and lifestyle with its own private dock & breathtaking lake views. The main floor showcases an open-concept kitchen, living room, and dining area, along with 2 bedrooms & a full bathroom. Upstairs, the master retreat offers privacy and relaxation with its own ensuite and generous closet space. The finished walk-out basement expands the living space with a large recreation area, 2 bedrooms, and a full bathroom, making it ideal for guests or entertaining. Newer roof, boiler, deck, countertops & floor. A double attached garage provides convenience, while the walk-out design connects seamlessly to the outdoors. Perfect for a year-round residence or a weekend getaway home.

Built in 2006

## **Essential Information**

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Price \$749,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,007
Acres	0.20
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	32 Sunset Harbour
Area	Rural Wetaskiwin County
Subdivision	Sunset Harbour
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### **Amenities**

Features	Deck, Detectors Smoke, Lake Privileges, No Smoking Home, Tennis Courts, Vinyl Windows, Walkout Basement
Parking Spaces	4

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Gated Community, Lake Access Property, Lake View, Landscaped, Private Setting, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	Zone 95
Condo Fee	\$350

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