

\$385,000 - 4472 50 Avenue, Rural Wetaskiwin County

MLS® #E4458100

\$385,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Rural on 0.18 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

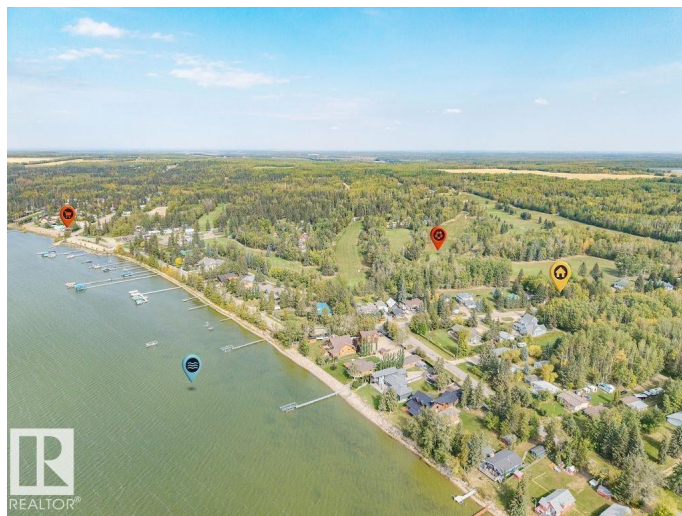
Like new manufactured home on a spacious 50 x 155 ft lot in Mulhurst Bay, just half a block from Pigeon Lake and backing onto the golf course. Offering 2 bedrooms and 2 full bathrooms, this modern home features drywall throughout, stylish finishings and an open layout that blends comfort with functionality. The large west-facing deck overlooks a landscaped and partially fenced yard, providing a private outdoor retreat. An oversized powered shed adds storage and workspace, while RV parking includes 220 volt power and sewer hookup for convenience. Additional highlights include lots of parking, a drilled well and municipal sewer system keeping utility costs low. Located only 45 minutes from Edmonton with paved highway access, this vibrant lakeside community offers year-round recreation including boating, fishing, golf, and winter activities. With plenty of space indoors and outdoors, this property is ideal for full-time living or a weekend getaway near one of Alberta's most popular lake destinations.

Built in 2020

Essential Information

MLS® # E4458100

Price \$385,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.18
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4472 50 Avenue
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

Amenities

Features	Off Street Parking, Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	6

Interior

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

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby
Lot Description	50x155 Feet
Construction	Modular
Foundation	Piling

Additional Information

Date Listed September 17th, 2025

Days on Market 5

Zoning Zone 95

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Listing information last updated on September 22nd, 2025 at 10:32am MDT