

# **\$274,900 - 324, 254054 Twp Road 460 Township, Rural Wetaskiwin No. 10, County of**

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MLS® #A2197430

**\$274,900**

2 Bedroom, 1.00 Bathroom, 768 sqft  
Residential on 0.26 Acres

Summerhaven, Rural Wetaskiwin No. 10,  
County of, Alberta

Welcome to the absolutely gorgeous LAKE FRONT 2 Bed Home on 2 COMBINED LOTS on the shores of Bear Hills Lake. Super affordable LAKE LIVING in the quiet lake community of SUMMERHAVEN! The 2 Lake Front Lots have a combined size of 0.26 acres and offers great privacy. This all includes a Beautiful 2014 768 sqft Lake House with 2 Bedrooms and 1 Bath, a huge, brand new wrap around maintenance free composite deck with glass railings, new 150'™ water well drilled last year, large A-frame storage shed, lots of room for RVs and of course Spectacular views of the Lake from your front window. The house includes a comfortable open floor plan with a nice bright main living area looking out on the lake and west views. 2 bedrooms and 4 pc bath. There's a solid 16'™ X 14'™ A-frame shop/shed, wood shed and other storage sheds for storage. Property is also setup for year round living if you wish on propane with septic tank and winterized well system. If Canoeing, Kayaking, Paddleboarding and Bird Watching are your passions, this is your Perfect Resort. Bring the whole Family...value-packed with loads of room for parking R.V.'s and toys.

Built in 2014

## **Essential Information**



|                |                                |
|----------------|--------------------------------|
| MLS® #         | A2197430                       |
| Price          | \$274,900                      |
| Bedrooms       | 2                              |
| Bathrooms      | 1.00                           |
| Full Baths     | 1                              |
| Square Footage | 768                            |
| Acres          | 0.26                           |
| Year Built     | 2014                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Modern |
| Status         | Active                         |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 324, 254054 Twp Road 460 Twp 460 |
| Subdivision | Summerhaven                      |
| City        | Rural Wetaskiwin No. 10, Co      |
| County      | Wetaskiwin No. 10, County of     |
| Province    | Alberta                          |
| Postal Code | T0C 1H0                          |

### Amenities

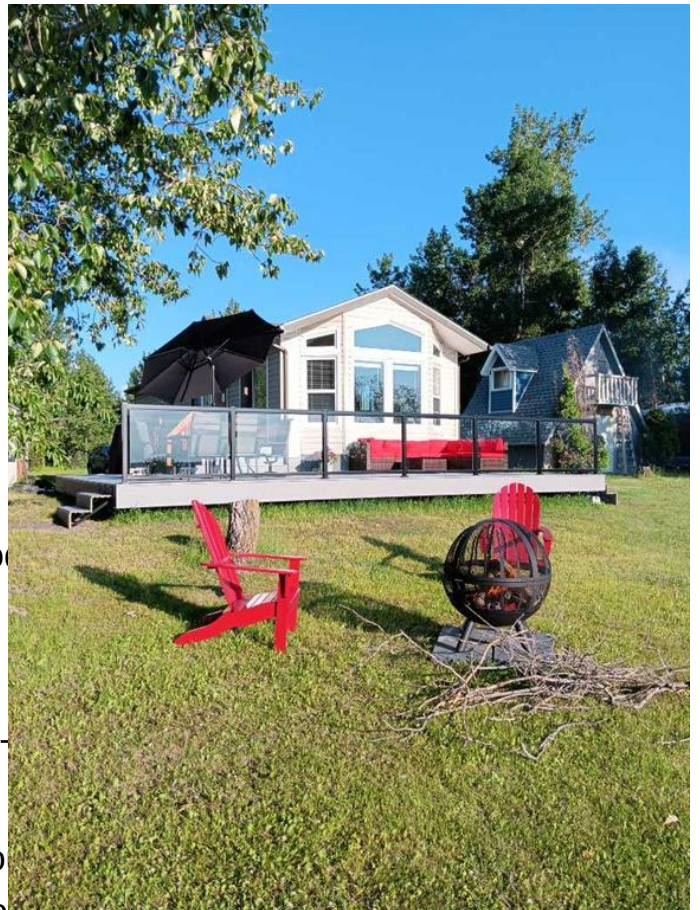
|               |                              |
|---------------|------------------------------|
| Parking       | RV Access/Parking, Stall     |
| Is Waterfront | Yes                          |
| Waterfront    | Lake, Lake Front, Waterfront |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking                                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Propane                                                               |
| Cooling           | None                                                                              |
| Basement          | None                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                          |
| Lot Description   | Lake, Level, Rectangular Lot, Treed, Waterfront |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |



Foundation                      Block

**Additional Information**

Date Listed                      February 26th, 2025  
Days on Market                114  
Zoning                              1

**Listing Details**

Listing Office                    Evolve Realty

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