

# **\$699,000 - 907-1st Ave Ma-me-o Beach, Rural Wetaskiwin County**

MLS® #E4434693

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,618 sqft

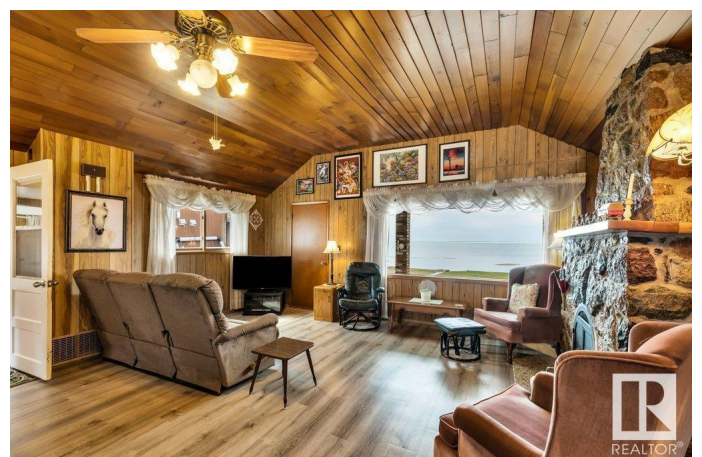
Rural on 0.19 Acres

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

907- 1st Ave Ma-Me-0 Beach is the ideal location to Check off your Lakefront List! Sandy Beach? Check! Spectacular Sunsets? Check! Panoramic Lake Views? Check! Spacious Lot? Check!! Stepping into the Sunroom you are welcomed to this 3 bedroom, 2 Bath Home on a 66 ft lot that is ready for your family THIS SUMMER!! Features include a Vaulted Wood Lined Ceiling in the open concept main living area, A Split Stone Fireplace Showcasing Workmanship of "Days Gone by" that are often refurbished to continue providing warmth & ambience for years to come. The double garage has a heated storage area. Many options for kicking back and taking in your scenic surroundings. Whether its the Back Deck for a quiet morning coffee looking out at the treed park area with no second row homes behind you or Perhaps it's the covered lakeside patio in the afternoons. Sitting on the upper deck you can watch the sun set on another perfect day at Pigeon Lake. 2 storey addition was added in the mid 1980's for an effective year of 1985

Built in 1935

## **Essential Information**



MLS® #	E4434693
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,618
Acres	0.19
Year Built	1935
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	907-1st Ave Ma-me-o Beach
Area	Rural Wetaskiwin County
Subdivision	Ma-Me-O Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1X0

### Amenities

Features	Off Street Parking, Deck, Detectors Smoke, Lake Privileges, No Smoking Home, Vaulted Ceiling
----------	--

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Schools, Shopping Nearby, Waterfront Property
Construction	Wood

Foundation                      Grade Beam

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                3

Zoning                            Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 6:02pm MDT