

# \$499,900 - 58 Sunset Harbour, Westeros

MLS® #A2173733

**\$499,900**

1 Bedroom, 1.00 Bathroom, 2,346 sqft  
Residential on 0.14 Acres

NONE, Westeros, Alberta

Start building your family's memories at the lake. Sunset Harbour is a gated community on Pigeon Lake with all homes either situated on the lake or man-made harbour. Perfect for water sport enthusiasts. 2350 SF 2 Storey is the perfect summer/weekend escape or year round sanctuary! Front covered deck makes for attractive curb appeal. Flex room off the entry could be office or formal dining. Great room has a gas fireplace with ceramic tile surround. Raised breakfast bar, plenty of wood cabinetry & corner pantry in kitchen. Completing the main floor are 2-Piece Bath & laundry. Primary bedroom with PRIVATE BALCONY, five-piece ensuite with his/her sinks & a large walk-in closet. Huge bonus room with wet bar, 4-piece bath & two more bedrooms. Granite throughout, hardwood & ceramic tile on main floor & upstairs is all hardwood, CENTRAL AIR, Tankless hot water. The drywalled oversized double attached garage is heated. Bareland Condo with monthly fees of \$350. YOU WILL LOVE YOUR TIME AT THE LAKE

Built in 2007

## Essential Information

MLS® #	A2173733
Price	\$499,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	2,346
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Sunset Harbour
Subdivision	NONE
City	Westeros
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C2C0

### **Amenities**

Amenities	Beach Access, Boating
Parking Spaces	6
Parking	Double Garage Attached, Aggregate
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges

### **Interior**

Interior Features	Kitchen Island, Granite Counters, Wet Bar
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Balcony, Playground, Tennis Court(s)
Lot Description	Landscaped, Lake, See Remarks, Waterfront
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 21st, 2024
Days on Market	165
Zoning	Lakeshore

### **Listing Details**

Listing Office	Maxwell Heritage Realty
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