

# \$299,900 - 324, 254054 Twp Road 460 Township, Rural Wetaskiwin No. 10, County of

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MLS® #A2197430

**\$299,900**

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 \$299,900  
 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  
 Subdivision Summerhaven  
 City Rural Wetaskiwin No. 10, Co  
 County Wetaskiwin No. 10, County of  
 Province Alberta  
 Postal Code T0C 1H0

**Amenities**

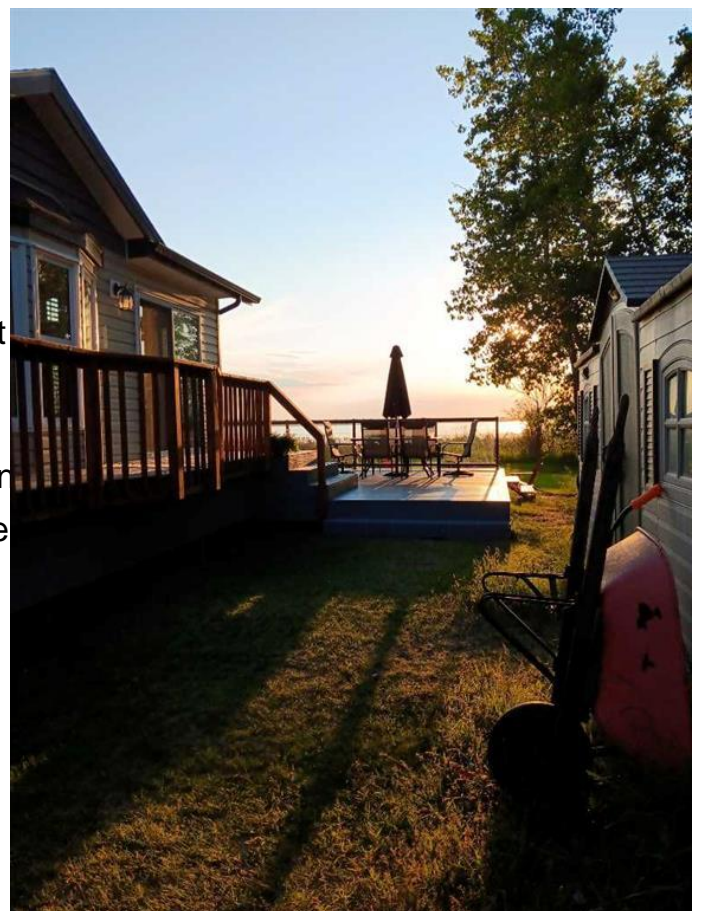
Parking Stall, RV Access/Parking  
 Is Waterfront Yes  
 Waterfront Lake, Lake Front, Waterfront

**Interior**

Interior Features No Animal Home, No Smoking  
 Appliances Dishwasher, Electric Stove  
 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        37

Zoning                 1

### **Listing Details**

Listing Office           Evolve Realty

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