

Courtesy Of Terence Barg Of Moore's Realty Ltd.

# **\$319,900 - 406 55061 Twp Rd 462, Rural Wetaskiwin County**

MLS® #E4404740

**\$319,900**

2 Bedroom, 1.50 Bathroom, 994 sqft

Rural on 0.50 Acres

Evergreen Estates (Wetaskiwin County), Rural  
Wetaskiwin County, AB

Brand New, Never Lived In, Cozy Cabin on .5 acre lot in Evergreen Estates subdivision on Buck Lake. This cabin has been 95% finished in 2022 with new plumbing, electrical, two bathrooms, electric heat throughout and in the crawlspace, new drywall, pine ceilings, new kitchen cabinets, vinyl plank flooring, and high end window coverings. All materials to complete the project are already purchased and ready to be installed. The main floor has an open living room, dining area and kitchen, bedroom, and a three piece bathroom. Laundry connections are in the back entrance. The loft has a 2 piece bathroom and an open area that could be used for another bedroom or a family area. The water well was drilled and the 2000 gallon septic tank installed in 2022. The water system in the house was designed so it can be drained and blown out if the new owner chooses not to use the property in winter. This property is a short walk to the lake and boat launch, and comes with a permanent boat slip.

Built in 2008

## **Essential Information**

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E4404740



Price	\$319,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	994
Acres	0.50
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	406 55061 Twp Rd 462
Area	Rural Wetaskiwin County
Subdivision	Evergreen Estates (Wetaskiwin County)
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### Amenities

Features	Off Street Parking, Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Electric, See Remarks
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### Interior

Heating	Baseboard, Wood Stove, Electric, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 4th, 2024

Days on Market 329

Zoning Zone 96

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Listing information last updated on July 30th, 2025 at 2:02pm MDT