

# **\$260,000 - 465015 Rge Road 63 A, Rural Wetaskiwin County**

MLS® #E4435511

**\$260,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.55 Acres

Hausers Cove, Rural Wetaskiwin County, AB

Check out this lot at the desirable Hauser's Cove on the West side of Buck Lake where much of the work has already been done. The 36' x 42' modular building (2014) set on pilings with gravel base has three separate bays that could all be developed into living space or partially developed with the balance being used for garage and storage. The 14' x 36' center bay, with drive through doors, is big enough to park your motorhome or RV and the two side sections, each being 14' x 36' could be developed as you choose. The 14' x 36' upstairs room, currently used as a guest room, could also be developed into cabin space or as a central gathering place for your family functions. The potential is endless! A drilled well, 2000 gal. septic holding tank and power are already on the property! The Fleetwood RV can go with the property if the buyer so desires. The firepit, storage shed, fridge, BBQ and picnic table stay with the property. A boat slip at the private boat launch is included with the lot.

Built in 2014

## **Essential Information**

MLS® #	E4435511
Price	\$260,000



Bathrooms	0.00
Acres	0.55
Year Built	2014
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	465015 Rge Road 63 A
Area	Rural Wetaskiwin County
Subdivision	Hausers Cove
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### **Exterior**

Exterior Features    Boating, Flat Site, Golf Nearby, Lake Access Property, Landscaped

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	37
Zoning	Zone 96

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 June 15th, 2025 at 6:47pm MDT