

# \$225,000 - 115 Sandy Beach Avenue, Rural Two Hills County

MLS® #E4438423

**\$225,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Rural on 0.50 Acres

Sandy Beach Estate, Rural Two Hills County, AB

This charming 1,044 sq ft bungalow sits on a spacious 0.5-acre lot at Sandy Lake in the County of Two Hills. Featuring a walkout basement and a double attached garage (125amps), this move-in ready, fully furnished home offers both comfort and convenience. The main floor showcases beautiful views of the wooded lot and the lake, with a bright kitchen, inviting living area, and a versatile flex room with elegant French doors for added privacy. Two bedrooms and a 4-piece bathroom complete the main level. Downstairs, the walkout basement offers a large open space with patio doors—perfect for creating a personalized retreat or entertaining area including a sauna and added rooms and storage. Recent upgrades include new siding, windows, patio doors, and a furnace. The home also features a newer hot water tank and a durable metal roof.

Built in 1957

## Essential Information

MLS® #	E4438423
Price	\$225,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,044
Acres	0.50
Year Built	1957
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	115 Sandy Beach Avenue
Area	Rural Two Hills County
Subdivision	Sandy Beach Estate
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### Amenities

Features	Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 24th, 2025
Days on Market	16
Zoning	Zone 60

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Listing information last updated on June 9th, 2025 at 9:32am MDT