

# \$309,900 - 3902 Scott Avenue, Rural Wetaskiwin County

MLS® #E4439903

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,761 sqft  
Rural on 5.83 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

A rare find. Almost 6 acres next to Cameron Highlands but not part of the subdivision. Across from the Pigeon Lake Golf Course, this acreage is very private with numerous large trees. There is a large quonset for all your storage needs, an oversize double detached garage, newer front deck and plenty of yard space to have a garden. Inside there are 3 bedrooms plus a cozy den with fireplace, 2 full bathrooms, living room, dining room and kitchen. The home needs some updating, but with a bit of work, this property could be just what you've been searching for. A short walk to the north side of the lake, boat launch, playground and the store.

Built in 1979

## Essential Information

MLS® #	E4439903
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,761
Acres	5.83
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	3902 Scott Avenue
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Deck, Fire Pit
----------	----------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Boating, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 1st, 2025
Days on Market	105
Zoning	Zone 95

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 September 13th, 2025 at 10:17pm MDT