

# \$990,000 - 719 1st Ave Mameo Beach, Rural Wetaskiwin County

MLS® #E4439914

**\$990,000**

4 Bedroom, 2.50 Bathroom, 1,995 sqft

Rural on 0.19 Acres

Ma-Me-O Beach, Rural Wetaskiwin County, AB

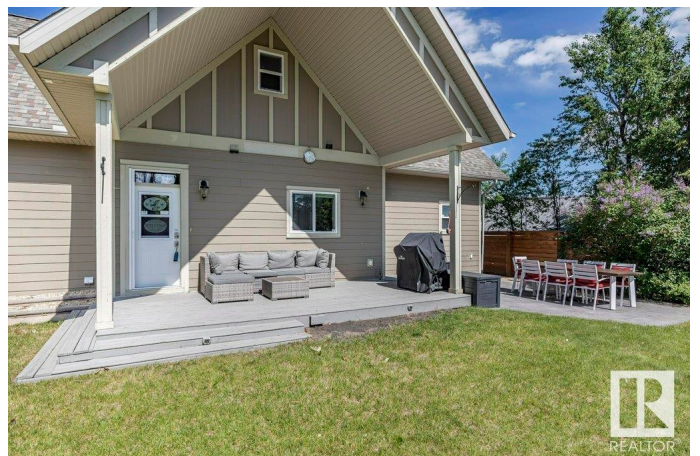
Welcome to your dream retreat on the shores of Mameo Beach, where natural beauty meets everyday comfort. This exceptional lakefront home offers direct access to the sand—just step out your door and feel the lake beneath your feet. Enjoy a private, tree-lined yard with a fire pit, ideal for summer BBQs or quiet mornings with coffee. The large front and back decks offer ample space to relax or entertain. Inside, the open-concept layout features vaulted ceilings, large windows with golden sunset views, and air conditioning for year-round comfort. The cozy living room flows into a spacious dining area and a well-equipped kitchen with ample counter space and functional cabinetry. With four bedrooms and three full baths, there's plenty of room for family and guests. A double detached garage adds secure parking and storage for lake toys. Only minutes to shops, golf, and recreation—yet with this much lakeside serenity, you may never want to leave.

Built in 2009

## Essential Information

MLS® #

E4439914



Price	\$990,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.19
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	719 1st Ave Mameo Beach
Area	Rural Wetaskiwin County
Subdivision	Ma-Me-O Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Crawl Space, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                8

Zoning                            Zone 95

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Listing information last updated on June 7th, 2025 at 4:02pm MDT