

# \$779,900 - 31 61075 Twp Road 462a, Rural Wetaskiwin County

MLS® #E4439978

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Rural on 0.58 Acres

West Point Beach, Rural Wetaskiwin County, AB

Tucked at the end of a peaceful teardrop road, this .58-acre lakefront gem brings major “never-want-to-leave” energy. From the gas-heated single garage to the oversized double with in-floor heat, it’s full of surprises. Step through the breezeway into your private paradise. This bungalow offers 4 bedrooms, 3 baths, and a fully suited walkout basement leading to an outdoor kitchen setup—ideal for entertaining. Unwind in the air-jet soaker tub, cedar sauna, or heated pool. The spacious deck overlooks unobstructed lake views and sunsets you’ll never tire of. Guests can enjoy the insulated 10x20 bunkhouse with power and bunks. Extras include central air, a steel shed, double-pane windows, and a 10x20 canvas tent for gear. The landscaped yard with mature perennials offers low-maintenance charm. Dishwasher is new, hot water tank <5 years. Located in scenic Buck Lake—great fishing, easy access from Calgary or Edmonton, and close to Drayton Valley and Rocky. This is lake life, leveled up!

Built in 1980

## Essential Information



MLS® #	E4439978
Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,435
Acres	0.58
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	31 61075 Twp Road 462a
Area	Rural Wetaskiwin County
Subdivision	West Point Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### Amenities

Features	Air Conditioner, Barbecue-Built-In, Crawl Space, Deck, Detectors Smoke, Fire Pit, Gazebo, No Smoking Home, Patio, Pool-Outdoor, R.V. Storage, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	2

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Schools
Lot Description	83.28x47.57
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	25
Zoning	Zone 96

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