



## 104 1 Avenue Rural Wetaskiwin County AB

\$249,900

Enjoy this private and peaceful cabin at beautiful Ma-Me-O Beach on Pigeon Lake. You can drive up your fully paved 95 foot driveway to your bright and well cared for 937sqft 4 BEDROOM bungalow. It sits on a well treed parcel with spacious front porch overlooking a gorgeous and private front yard. Inside has a large living room with beautiful stone faced wood burning fireplace, and grand dining space for family and friends. A Bright kitchen, 4 bedrooms, and a 4pc bathroom plus a utility room with stacked washer dryer too. Gas furnace with additional individually controlled electric baseboard heating in every room, and 100 Amp service, with electrical run to your 16 x 24 garage, plus a strong well with chlorination system in place. JUST OVER 8,000sqft OF PROPERTY on this 66' x 122' lot with back lane access & parking too, Such a cozy, peaceful and wonderful recreation space close to the beach and steps up the path to the lake, ready for your memories to begin.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

Brent@BrentKellington.com  
<http://BrentKellington.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)