

Courtesy Of Cameron Benbow Of MaxWell Progressive

# \$749,000 - 305 465044 Rge Road 60, Rural Wetaskiwin County

MLS® #E4427648

**\$749,000**

3 Bedroom, 2.00 Bathroom, 2,523 sqft  
Rural on 0.46 Acres

Oakes Bay Estates, Rural Wetaskiwin County,  
AB

Turnkey, Fully Furnished! This stunning waterfront cabin embodies West Coast modern design, seamlessly blending contemporary elegance with natural beauty. Situated on a waterfront lot, this property offers a tranquil escape from the hustle and bustle of everyday life. Step inside to discover an open concept living space flooded with natural light, featuring windows that frame panoramic water views. The sleek, modern kitchen is a chef's delight, boasting high-end appliances, quartz countertops, and a spacious island perfect for entertaining. A cozy living area, thoughtfully designed to maximize comfort and style. The master suite offers a private retreat with stunning lake views, 2 additional bedrooms provide ample space for family and guests. A 3-season sunroom is an ideal spot for alfresco dining or simply relaxing while taking in the stunning views. The large triple attached garage ensure plenty of space for all your seasonal toys and a full basement just waiting for your creative design.

Built in 2008

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4427648               |
| Price          | \$749,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,523                  |
| Acres          | 0.46                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 305 465044 Rge Road 60  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Oakes Bay Estates       |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 0T0                 |

### **Amenities**

|                |  |
|----------------|--|
| Features       | Deck, Fire Pit, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking Spaces | 8  |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-2, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Boating, Flat Site, Golf Nearby, Lake View, Level Land, No Through Road, Waterfront Property |
| Construction      | Wood   |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 27th, 2025

Days on Market      6

Zoning                 Zone 96

HOA Fees              300

HOA Fees Freq.      Annually

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Listing information last updated on April 2nd, 2025 at 5:22am MDT