

\$369,900 - 324 Evergreen Road, Rural Athabasca County

MLS® #A2171801

\$369,900

3 Bedroom, 2.00 Bathroom, 1,937 sqft
Residential on 0.29 Acres

Mewatha Beach, Rural Athabasca County,
Alberta

NEWLY renovated and very modern 4 season home is situated in Mewatha Beach at Skeleton Lake on a corner LOT (12,763 SF). You want SPACE, you got it! Large Kitchen with Built-In Appliances, loads of counter space and cabinets plus a sit up nook. The dining room features built-in cabinets, easy access to a extra large wrap around deck and boasts an open concept to the living room PLUS there is an flex/games room for the bigger gatherings or just enjoy your own peace and space that this home has to offer. The entrance will greet you with custom stone work and more built-ins. Master has its own large ensuite with his/her sink, separate tub and shower, 2 more great size bedrooms at the other end offering extra privacy, main bathroom has dual sinks and separate mud room/laundry room. You will love all the details in the high ceilings and everything is on ONE LEVEL and NO CARPET. So many upgrades such as new flooring throughout, new paint, doors, light features, siding, metal roof, wiring, drywall, tubs and shower, the list goes on. This community is known for being a great neighborhood, boating, swimming, fishing, quadding, skidooing, golfing, camp fires and social gatherings. Only 1.5 hrs from Edmonton, 2.5 hrs from Fort McMurray and 10min from Boyle. ****The LOT next door(12,634 SF-322 Evergreen Rd) is ALSO



available for sale. This is Definitely a Rare find and makes its a Great opportunity to invest into your future with no restrictions on time line to build (perhaps a big shop is in your future.. got to love option)*** *** seller is guessing the cistern 1200 GAL and septic is 1500 GAL

Built in 2005

Essential Information

| | |
|----------------|--------------------------------------|
| MLS® # | A2171801 |
| Price | \$369,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,937 |
| Acres | 0.29 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 324 Evergreen Road |
| Subdivision | Mewatha Beach |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A 0M0 |

Amenities

| | |
|------------|-------------------------------------|
| Parking | Off Street |
| Waterfront | Beach Access, Lake, Lake Privileges |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Built-in Features, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |
| Appliances | Built-In Electric Range, Built-In Oven, Microwave |

| | |
|----------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Balcony |
| Lot Description | Corner Lot, Interior Lot, Lake |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Slab |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 12th, 2024 |
| Days on Market | 198 |
| Zoning | RES |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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