

Courtesy Of Suzanne M Malo Of Homewise Realty

\$244,900 - 131 Sandy Beach Avenue, Rural Two Hills County

MLS® #E4418391

\$244,900

2 Bedroom, 1.00 Bathroom, 926 sqft

Rural on 0.53 Acres

Sandy Beach Estate, Rural Two Hills County, AB

Located on .5 acre. lot at Sandy Lake in the County of Two Hills, this MOVE-IN READY, fully furnished home offers comfort and convenience!, PLUS offering the equipment and enjoyment for all seasons! It features a well-maintained, insulated, and heated double car garage with remote for easy access. The main floor boasts stunning views of the expansive treed lot and lake. It includes a bright kitchen and dining area, a 3-piece bathroom, living room and two spacious bedrooms. Stairs lead to a roomy attic area, adding extra space and versatility. The backyard is a private retreat with a deck perfect for enjoying morning coffee or enjoy the patio furniture that is closer to nature for evening drinks, a well-treed driveway, firepits, and sheds for outdoor equipment or storage. Recent upgrades/updates include new shingles, a high-efficiency furnace (90%), hot water tank, appliances, a deck, and heat tracing installed for the roof overhang.

Built in 1958

Essential Information

MLS® # E4418391

Price \$244,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.53
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	131 Sandy Beach Avenue
Area	Rural Two Hills County
Subdivision	Sandy Beach Estate
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

Amenities

Features	Deck, Fire Pit, No Smoking Home, Patio, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Lake View, Landscaped, Playground Nearby, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 17th, 2025
Days on Market	151
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 7:17am MDT