

\$404,900 - 77 61076 Twp Road 462 A, Rural Wetaskiwin County

MLS® #E4446359

\$404,900

1 Bedroom, 1.00 Bathroom, 702 sqft

Rural on 0.55 Acres

West Point Beach, Rural Wetaskiwin County, AB

This quaint lakefront gem, just steps to Buck Lake, offers year-round enjoyment from sunny summer days on the water to cozy winter nights by the woodstove after a day of ice fishing. Thoughtfully upgraded with peace of mind, this cabin features new windows, siding, shingles, spray foam insulation, soffit, back and front deck, back sliding door, new flooring throughout, new shower and bathroom floor tile. The shower room is near completion and ready for your personal touches on drywall, flooring and venting the fan. The woodstove chimney is new and WETT certified. The inviting interior boasts warm wood finishes, an abundance of natural light, and a beautifully refreshed updated kitchen. The upstairs bedrooms have been opened up to invite the natural lighting and is now one large loft with a dividing wall. Whether you're looking for a weekend escape or a full-time retreat, this property is ready for you to make new memories - starting now!

Built in 1985

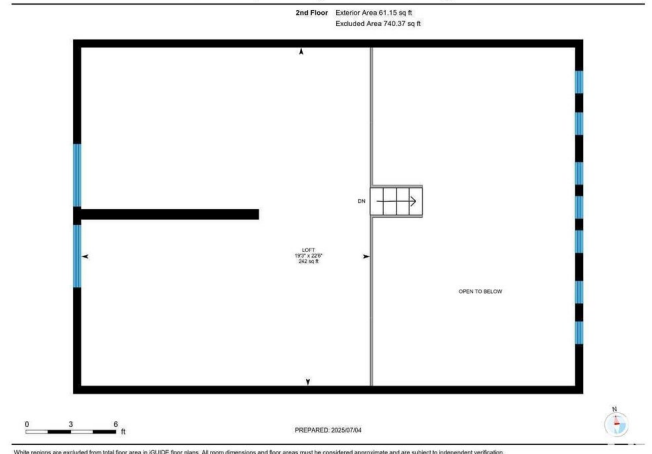
Essential Information

MLS® # E4446359

Price \$404,900



77 Township Rd 462A, Wetaskiwin County, AB



Lease Rate	\$30
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.55
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	77 61076 Twp Road 462 A
Area	Rural Wetaskiwin County
Subdivision	West Point Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

Amenities

Features	Crawl Space, Deck, Hot Water Electric, Insulation-Upgraded, Parking-Extra, Parking-Visitor
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Shopping Nearby, Waterfront Property
Lot Description	30.46 x 73.69
Construction	Wood
Foundation	Wood

Additional Information

Date Listed July 4th, 2025
Days on Market 135
Zoning Zone 96

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