

# **\$297,500 - 105 465044 Rge Road 60, Rural Wetaskiwin County**

MLS® #E4424514

**\$297,500**

1 Bedroom, 1.00 Bathroom, 721 sqft

Rural on 0.85 Acres

Oakes Bay Estates, Rural Wetaskiwin County, AB

This is no ordinary cottage in Oakes Bay Estates by Buck Lake! Cozy home located on 0.85 acres, backing onto a fully treed community lot. The main home has a very pleasing open layout with the primary bedroom upstairs. There are 2 other bedrooms in the tiny home on wheels just beside the main cabin, great for your teenagers or extra company. Another Bunkie also located further back in the yard. Huge deck surrounds the home and just a few steps away is the solar heated backyard pool to dive into. The 40'x10' garage/workshop has a heated office or could become a mancave. So much more value included with this property; phone booster, ISpring water filter system, Starlink Internet equipment, ring camera & doorbell, outdoor speakers, huge patio umbrella, RV hookup. Designed for outdoor entertaining! Oh! Don't forget the lake is just down the road, with great fishing and summer and winter sports just waiting & your own dock. Escape from the city & enjoy lake life!

Built in 2016

## **Essential Information**



MLS® #	E4424514
Price	\$297,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.85
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	105 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	Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Electric
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### **Interior**

Heating	Baseboard, Wood Stove, Electric, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Recreation Use
Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	175
Zoning	Zone 96
HOA Fees	300
HOA Fees Freq.	Annually

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