

# **\$349,000 - 260 465015 Range Road 63a, Rural Wetaskiwin County**

MLS® #E4431743

**\$349,000**

2 Bedroom, 1.00 Bathroom, 1,268 sqft

Rural on 0.50 Acres

Hausers Cove, Rural Wetaskiwin County, AB

Furnished and ready to go! This 2013 KNOTTY PINE cabin sits on 27 screw piles in HAUSERâ€™S COVE â€” with its PRIVATE dock slip, community boat launch, 5km of scenic trails, and peaceful Buck Lake surroundings. This 1/2 acre property offers year-round enjoymentâ€”summer, fall, winter, or spring! The 24X40 home features forced air heat, electric hot water, 100 amp breaker, and tin roof. Inside, enjoy the open concept kitchen, dining, and living area, 2 bedrooms, 3-piece bath, laundry/utility room, and a spacious loft ready for your personal touch. Appliances include an electric stove/range and fridge, plus a washer/dryer. The cabin is fully insulated (roof/floor/walls), has well water, septic system. Enjoy the outdoors on the covered front porch or your two-tier south-facing back deck. Only 10 minutes to Buck Lake grocery and hardware store! Move in READY!

Built in 2014

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4431743  |
| Price     | \$349,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,268                  |
| Acres          | 0.50                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 260 465015 Range Road 63a |
| Area        | Rural Wetaskiwin County   |
| Subdivision | Hausers Cove              |
| City        | Rural Wetaskiwin County   |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T0C 0T0                   |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, See Remarks         |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior          | Wood        |
| Exterior Features | See Remarks |
| Construction      | Wood        |
| Foundation        | Piling      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 79               |
| Zoning         | Zone 96          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on July 6th, 2025 at 5:32am MDT