

\$405,000 - 6309 49 St, Rural Wetaskiwin County

MLS® #E4457537

\$405,000

2 Bedroom, 1.00 Bathroom, 904 sqft

Rural on 0.30 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

For those who want a large lot, treed large acreage feel--without the hassle of large acreage upkeep, look no further! This one-of-a-kind, custom-built 2-bedroom cedar exterior bungalow located in Mulhurst Bay at Pigeon Lake, is perfect for those who want that perfect blend of country privacy and lakeside living. Set on an expansive 0.3 acre treed lot with private water well, and municipal sewer service. The home exterior features: cedar siding, a wrap-around deck with an attached gazebo. Inside, you'll find: vaulted ceilings, pine paneling, renovated kitchen, luxury vinyl flooring throughout; the property also offers a single detached garage wired for 220V plus additional storage shed. Appliances include stove, fridge, and built-in dishwasher. And all walking distance to seasonal activities such as: golf, beach, playground, swimming, ice-fishing, snowmobiling and hiking.

Built in 1984

Essential Information

MLS® #	E4457537
Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	904
Acres	0.30
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6309 49 St
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

Amenities

Features	Crawl Space, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Natural Gas BBQ Hookup
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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	Back Lane, Flat Site, Lake View, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Treed Lot
Construction	Wood
Foundation	Piling

Additional Information

Date Listed	September 11th, 2025
Days on Market	54
Zoning	Zone 95

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Listing information last updated on November 4th, 2025 at 1:47am MST