

\$469,000 - 74038 Birch Avenue, Widewater

MLS® #E4458882

\$469,000

5 Bedroom, 3.00 Bathroom, 1,292 sqft
Single Family on 0.00 Acres

Widewater, Widewater, AB

This property is offering 5 bedrooms and 4 bathrooms, including a 4-piece, 3-piece, and two 2-piece baths. Situated on a 1-acre fully fenced lot with beautiful lake views, this home combines comfort and function. The oversized garage provides ample parking, while a large 2-level shop and 3 additional sheds offer excellent storage and workspace. Outdoor features include a chicken coop, hot tub, apple trees, and established Saskatoon and raspberry bushes.

Built in 1975

Essential Information

MLS® #	E4458882
Price	\$469,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,292
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



Community Information

Address	74038 Birch Avenue
Area	Widewater
Subdivision	Widewater
City	Widewater
County	ALBERTA
Province	AB
Postal Code	T0G 2M0

Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Natural Gas, Lake Privileges, Parking-Extra, Parking-Plug-Ins, Smart/Program. Thermostat, R.V. Storage, Workshop
Parking	Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, Over Sized, Parking Pad Cement/Paved
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Lake, Beach Access, Boating, Fenced, Fruit Trees/Shrubs, Lake Access Property, No Through Road, Partially Landscaped, Private Fishing, Recreation Use, Rolling Land, Vegetable Garden, View Lake, Waterfront Property
Lot Description	30.41X132.74
Roof	Asphalt Shingles, Unknown
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 22nd, 2025
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Days on Market 53

Zoning Zone 70

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