

# **\$369,900 - 324 Evergreen Road, Rural Athabasca County**

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MLS® #A2171801

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,937 sqft  
Residential on 0.29 Acres

Mewatha Beach, Rural Athabasca County,  
Alberta

NEWLY renovated and very modern 4 season home is situated in Mewatha Beach at Skeleton Lake on a corner LOT ( 12,763 SF). You want SPACE, you got it! Large Kitchen with Built-In Appliances, loads of counter space and cabinets plus a sit up nook. The dining room features built-In cabinets, easy access to a extra large wrap around deck and boasts an open concept to the living room PLUS there is an flex/games room for the bigger gatherings or just enjoy your own peace and space that this home has to offer. The entrance will greet you with custom stone work and more built-ins. Master has its own large ensuite with his/her sink, separate tub and shower, 2 more great size bedrooms at the other end offering extra privacy, main bathroom has dual sinks and separate mud room/laundry room. You will love all the details in the high ceilings and everything is on ONE LEVEL and NO CARPET. So many upgrades such as new flooring throughout, new paint, doors, light features, siding, metal roof, wiring, drywall, tubs and shower, the list goes on. This community is known for being a great neighborhood, boating, swimming, fishing, quadding, skidooing, golfing, camp fires and social gatherings. Only 1.5 hrs from Edmonton, 2.5 hrs from Fort McMurray and 10min from Boyle. \*\*\*\*The LOT next door(12,634 SF-322 Evergreen Rd) is ALSO



available for sale. This is Definitely a Rare find and makes its a Great opportunity to invest into your future with no restrictions on time line to build ( perhaps a big shop is in your future.. got to love option)\*\*\* \*\*\* seller is guessing the cistern 1200 GAL and septic is 1500 GAL

Built in 2005

### **Essential Information**

MLS® #	A2171801
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,937
Acres	0.29
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	324 Evergreen Road
Subdivision	Mewatha Beach
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

### **Amenities**

Parking	Off Street
Waterfront	Beach Access, Lake, Lake Privileges

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Built-in Features, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Built-In Electric Range, Built-In Oven, Microwave

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Interior Lot, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	October 12th, 2024
Days on Market	196
Zoning	RES

**Listing Details**

Listing Office	RE/MAX Connect
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