

# **\$299,900 - 324, 254054 Twp Road 460 Township, Rural Wetaskiwin No. 10, County of**

---

MLS® #A2197430

**\$299,900**

2 Bedroom, 1.00 Bathroom, 768 sqft  
Residential on 0.26 Acres

Summerhaven, Rural Wetaskiwin No. 10,  
County of, Alberta

Welcome to the absolutely gorgeous LAKE FRONT 2 Bed Home on 2 COMBINED LOTS on the shores of Bear Hills Lake. Super affordable LAKE LIVING in the quiet lake community of SUMMERHAVEN! The 2 Lake Front Lots have a combined size of 0.26 acres and offers great privacy. This all includes a Beautiful 2014 768 sqft Lake House with 2 Bedrooms and 1 Bath, a huge, brand new wrap around maintenance free composite deck with glass railings, new 150'™ water well drilled last year, large A-frame storage shed, lots of room for RVs and of course Spectacular views of the Lake from your front window. The house includes a comfortable open floor plan with a nice bright main living area looking out on the lake and west views. 2 bedrooms and 4 pc bath. There's a solid 16'™ X 14'™ A-frame shop/shed, wood shed and other storage sheds for storage. Property is also setup for year round living if you wish on propane with septic tank and winterized well system. If Canoeing, Kayaking, Paddleboarding and Bird Watching are your passions, this is your Perfect Resort. Bring the whole Family...value-packed with loads of room for parking R.V.'s and toys.

Built in 2014

## **Essential Information**



MLS® #	A2197430
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modern
Status	Active

### Community Information

Address	324, 254054 Twp Road 460 Twp
Subdivision	Summerhaven
City	Rural Wetaskiwin No. 10, Co
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 1H0

### Amenities

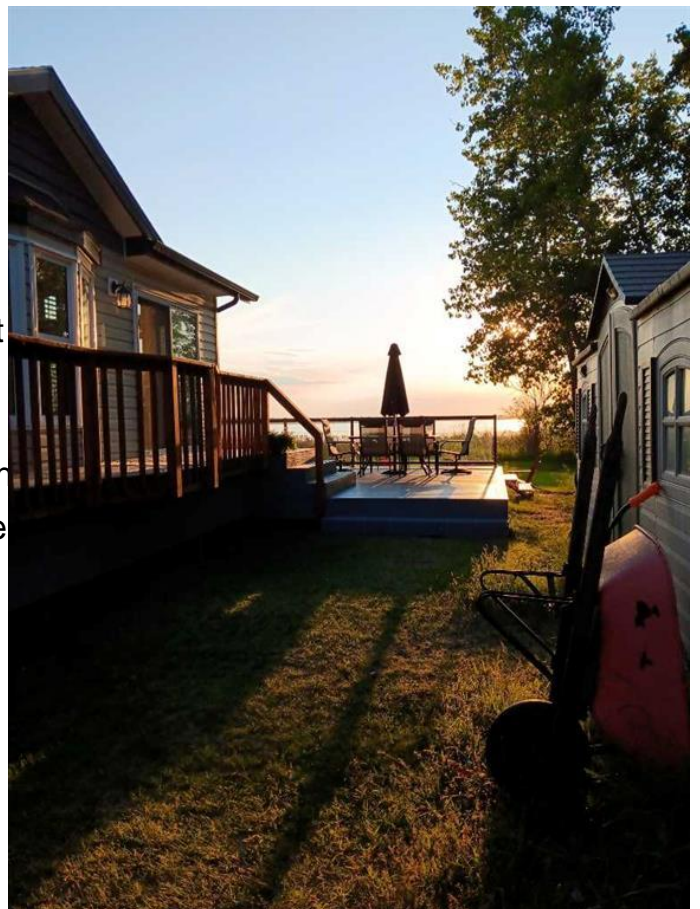
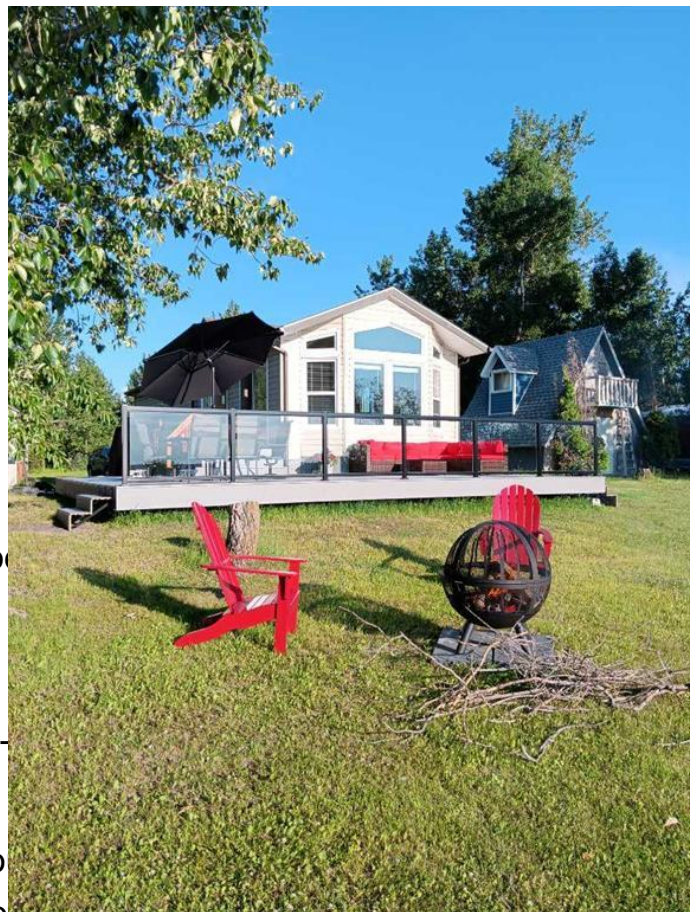
Parking	RV Access/Parking, Stall
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Waterfront

### Interior

Interior Features	No Animal Home, No Smoking
Appliances	Dishwasher, Electric Stove, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Lake, Level, Rectangular Lot, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding



Foundation                      Block

**Additional Information**

Date Listed                      February 26th, 2025  
Days on Market                77  
Zoning                              1

**Listing Details**

Listing Office                    Evolve Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.