

\$739,000 - 17 Hummingbird Lane, Half Moon Bay

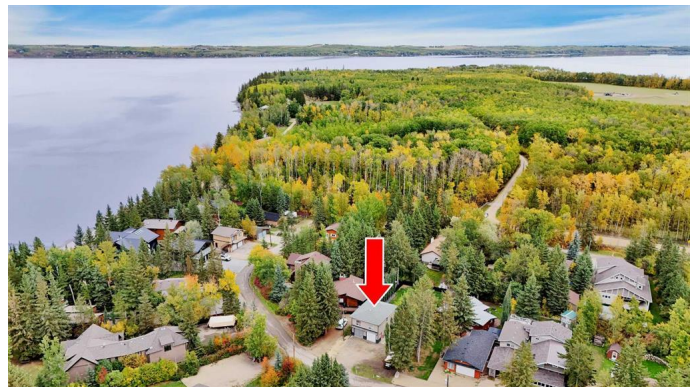
MLS® #A2267064

\$739,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft
Residential on 0.19 Acres

NONE, Half Moon Bay, Alberta

Here's a chance to own your own piece of paradise! The Summer Village of Half Moon Bay is a fabulous community offering a **PRIVATE GATED BEACH** only a 2 minute walk away from your front door!! Put your boat in the clear spring fed water of Sylvan Lake and enjoy all the lake has to offer plus the **PRIVATE SANDY BEACH** offers family fun all summer with a volley ball net, covered deck with fridge, BBQ, picnic tables, folding chairs and a storage shed for paddle boards! There is a community dock (annual fee to use and maintain) plus this family and pet friendly community has a nearby private pickleball court and basketball court! This year round home was built in 2005 and sits on a large, beautifully landscaped yard with a lovely covered rear deck with composite deck boards, outside shower to take care of the beach sand and stunning timber framed fire pit area on a paver stone patio!! The large rear entrance will welcome it's new owners with access to a full 3pce bath, laundry with sink, a ground level bedroom plus double attached garage. Upstairs is where you'll find an open concept main level with a nicely connected kitchen/dining/living area, 2 bedrooms, and a four piece bath. A high capacity well produces plenty of water, and a 1200 gallon septic tank is positioned near the front of the house for easy pump out access, and a 5' crawl space with plenty of custom shelving for storage! There are many nearby trails to enjoy walking or biking and the Town



of Sylvan Lake is a short drive away. A lifetime of memories awaits at Half Moon Bay!

Built in 2005

Essential Information

MLS® #	A2267064
Price	\$739,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Hummingbird Lane
Subdivision	NONE
City	Half Moon Bay
County	Lacombe County
Province	Alberta
Postal Code	T4S 1S1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway
# of Garages	2
Waterfront	Beach Access, Lake

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit, Other, Outdoor Shower
Lot Description	Lake, Landscaped
Roof	Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.