

## \$448,900 - 6333 49 Street, Rural Wetaskiwin County

MLS® #E4451442

**\$448,900**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Rural on 0.30 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

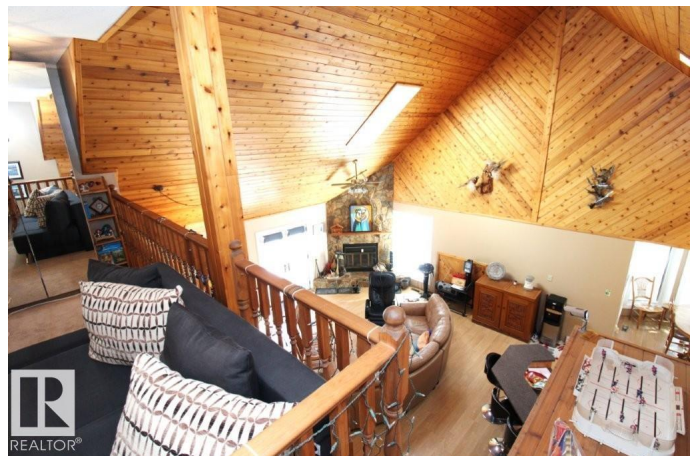
Family retreat at PIGEON LAKE, Mulhurst Bay. A year round open concept LAKE HOME with several features from southwest light windows, Hot tub Room, to a relaxing LOFT space with VAULTED ceiling overlooking the fireplace, mirror closet and living room which flows into the kitchen with appls, cabinets, counter top eating ledge, island with seating & dinette that opens to a 2nd DECK. The primary bedroom has a large closet and 4pc ensuite. Upper floor bedrooms have closets and down the hall is a 3pc bathroom. For convenience a main floor washer dryer closet & several utility storage areas. Total of 3 bedrooms & 3 bathrooms. Some upgrades are kitchen & counter tops, some painting, 2 newer hot water tanks & furnaces. The exterior accents & metal roof gives this HOME CHARACTER with 2 DECKS, heated DOUBLE GARAGE with ample storage fr boats & lake toys, LARGE LOT, FRONT & REAR LANE ACCESS & GUEST PARKING. Near GOLFING, BEACHES, LAKE walking trails, biking&watersports

Built in 1988

### Essential Information

MLS® # E4451442

Price \$448,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,172                  |
| Acres          | 0.30                   |
| Year Built     | 1988                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6333 49 Street          |
| Area        | Rural Wetaskiwin County |
| Subdivision | Mulhurst Bay            |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|          |               |
|----------|---------------|
| Features | Deck, Hot Tub |
|----------|---------------|

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-2, See Remarks, Natural Gas |
| Fireplace         | Yes                                    |
| Stories           | 2                                      |
| Has Basement      | Yes                                    |
| Basement          | See Remarks                            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood                                                                        |
| Exterior Features | Beach Access, Boating, Golf Nearby, Lake Access Property, Playground Nearby |
| Construction      | Wood                                                                        |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

Date Listed August 6th, 2025

Days on Market 20

Zoning Zone 95

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Listing information last updated on August 26th, 2025 at 7:17pm MDT