

\$274,900 - 40 Nature Trail, Rural Athabasca County

MLS® #A2144235

\$274,900

3 Bedroom, 1.00 Bathroom, 927 sqft

Residential on 0.28 Acres

Mewatha Beach, Rural Athabasca County,
Alberta

A CABIN in the WOODS on the LAKE-
Welcome to 40 Nature Trail in S.V. of
Mewatha. The address says so much about
this 4 season, piece of haven. The 3 bedroom
, 1 bath, very well maintained property is
awaiting new owners to start making lake life
memories. This property takes up the whole
corner (12400 SF Lot)and you will fall in
LOVE when greeted with a private wrap
around driveway that offers loads of parking
spaces. The exterior, surrounded by trees,
makes you feel like your tucked away from all
the hustle and bustle of life's responsibilities
and offering you the biggest welcome home.
Inside features a quaint kitchen and a large
living area boasting a fireplace (as is)awaiting
its finishing touches of completion. Easy
access to the lake plus the golf course is only
a short drive across the other side of Skeleton
Lake. This area is known for swimming,
fishing, quadding, golfing and a great
community spirit. Boat launch and public
beach is close by. Also only 10min from Boyle,
1.5 hrs from Edmonton and 2.5 hrs from Fort
McMurray. Come check out this home away
from home and lets get you moving! Septic is
1600 GLAS, the cistern is 2000 GAL.

Built in 1985

Essential Information

MLS® #

A2144235



Price	\$274,900
Sold Price	\$253,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	0.28
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	40 Nature Trail
Subdivision	Mewatha Beach
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking Spaces	6
Parking	Drive Through, Driveway, Parking Pad, RV Access/Parking
Waterfront	Beach Access, Lake Access, Lake Privileges

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Portable Dishwasher, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	None
Lot Description	Lake, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	August 6th, 2024
Days on Market	41
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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