

Courtesy Of Suzanne M Malo Of Homewise Realty

# \$254,900 - 131 Sandy Beach Avenue, Rural Two Hills County

MLS® #E4418391

## \$254,900

2 Bedroom, 1.00 Bathroom, 926 sqft  
Rural on 0.53 Acres

Sandy Beach Estate, Rural Two Hills County, AB

Located on .5 acre. lot at Sandy Lake in the County of Two Hills, this MOVE-IN READY, fully furnished home offers comfort and convenience!, PLUS offering the equipment and enjoyment for all seasons! It features a well-maintained, insulated, and heated double car garage with remote for easy access. The main floor boasts stunning views of the expansive treed lot and lake. It includes a bright kitchen and dining area, a 3-piece bathroom, living room and two spacious bedrooms. Stairs lead to a roomy attic area, adding extra space and versatility. The backyard is a private retreat with a deck perfect for enjoying morning coffee or enjoy the patio furniture that is closer to nature for evening drinks, a well-treed driveway, firepits, and sheds for outdoor equipment or storage. Recent upgrades/updates include new shingles, a high-efficiency furnace (90%), hot water tank, appliances, a deck, and heat tracing installed for the roof overhang.

Built in 1958

## Essential Information

MLS® #	E4418391
Price	\$254,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.53
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	131 Sandy Beach Avenue
Area	Rural Two Hills County
Subdivision	Sandy Beach Estate
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### **Amenities**

Features	Deck, Fire Pit, No Smoking Home, Patio, R.V. Storage
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Lake View, Landscaped, Playground Nearby, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	54
Zoning	Zone 60

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Listing information last updated on March 12th, 2025 at 2:02pm MDT