

\$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

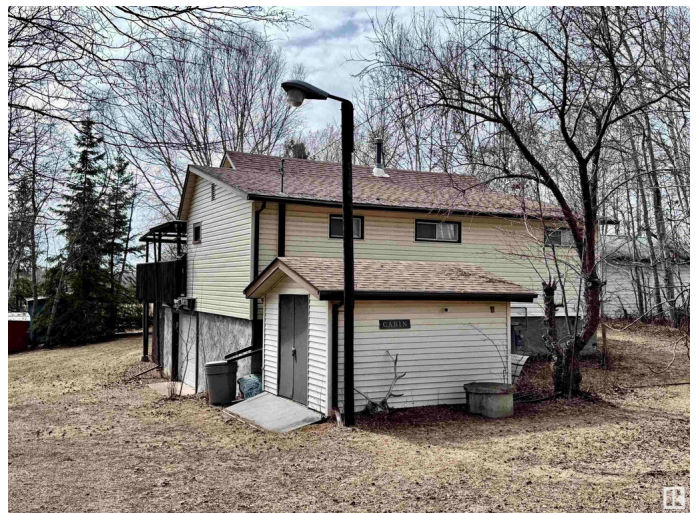
Located on .5 acre. lot at Sandy Lake in the County of Two Hills, this MOVE-IN READY, fully furnished home offers comfort and convenience!, PLUS offering the equipment and enjoyment for all seasons! It features a well-maintained, insulated, and heated double car garage with remote for easy access. The 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 |
|----------|--|

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 | 94 |
| Zoning | Zone 60 |

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Listing information last updated on April 20th, 2025 at 10:32pm MDT