

# **\$390,000 - 101 Glenhaven Crescent, Rural Wetaskiwin County**

MLS® #E4436607

**\$390,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Rural on 4.52 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Affordable acreage just a short drive to the north shore of Pigeon Lake. 4.5 acres, fully serviced lot with a year round home that has had numerous upgrades in the past few years: Kitchen, bathroom, windows, vinyl plank flooring, new metal siding with 1 inch of styrofoam insulation on exterior walls making this a very efficient home to heat. 2 bedrooms, 1 full bath and open kitchen and living room. Outside, this very private lot is surrounded by trees and has an abundance of storage with a 30x20 Quonset, 3 storage sheds, a mobile shed, a wood shelter and a spot to park an RV. There are hot and cold taps outside, a water softener and hot water on demand. Escape to the country and start enjoying the peace and quiet of country living.

Built in 1996

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4436607  |
| Price          | \$390,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 802       |
| Acres          | 4.52      |



|            |                        |
|------------|------------------------|
| Year Built | 1996                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101 Glenhaven Crescent  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Mulhurst Bay            |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|          |                 |
|----------|-----------------|
| Features | Detectors Smoke |
|----------|-----------------|

### Interior

|              |                        |
|--------------|------------------------|
| Heating      | Hot Water, Natural Gas |
| Stories      | 1                      |
| Has Basement | Yes                    |
| Basement     | None, No Basement      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Boating, Golf Nearby, Hillside, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood  |
| Foundation        | Slab  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 61             |
| Zoning         | Zone 95        |

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Listing information last updated on July 15th, 2025 at 5:02am MDT