



513 461032 Highway 13
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2309163



\$394,900

Division:	Sunset Bay		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,116 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.51 Acre		
Lot Feat:	Cul-De-Sac, Lake, Level, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	See Remarks	Zoning:	RR - Residential Recreati
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: See supporting documents

Located in the desirable lakeside community of Sunset Bay on the south side of Buck Lake, this well-maintained recreational property offers the perfect blend of comfort, functionality, and year-round enjoyment. Built in 2019, this raised bungalow features a Northplex modular home situated on an ICF foundation reinforced with screw piles, providing exceptional durability and peace of mind. The ground level welcomes you with a spacious and highly functional boot room/utility area – the perfect space to drop gear after a day on the lake or trails. The remainder of the lower level is dedicated to garage space, complete with both front and rear overhead doors for convenient access and easy storage for vehicles, boats, and OHVs. The property is fully serviced with natural gas, a drilled artesian well, and a 2,000-gallon holding tank septic system. Upstairs, the bright and inviting main living area is highlighted by a spacious kitchen that truly serves as the centrepiece of the home, complemented by beautiful lake views. The cozy living room and adjoining dinette create a warm and welcoming atmosphere for relaxing or entertaining. This level also includes a convenient laundry closet, a 4-piece bathroom with tub/shower combination, and two rear bedrooms. The primary bedroom features a private 2-piece ensuite. Outside, enjoy low-maintenance landscaping, a nicely poured concrete driveway, and a small rear ground-level deck. Whether you're searching for a recreational getaway, weekend retreat, or year-round lake property, this Sunset Bay home offers outstanding versatility, comfort, and value.