



GRASSROOTS
REALTY GROUP

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324 EVERGREEN Road
Rural Athabasca County, Alberta

MLS # A2334923



\$313,900

Division:	Mewatha Beach		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,937 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.29 Acre		
Lot Feat:	Corner Lot, Interior Lot, Lake		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: built in oven, microwave, stove top, dishwasher, washer, dryer, fridge

Lake life starts here! Welcome to 324 Evergreen Road in the desirable community of Mewatha Beach at Skeleton Lake. This beautifully renovated 4-season home sits on a 12,763 sq. ft. corner lot with public lake access directly across the street via a public easement, making it easy to enjoy boating, swimming, fishing, and endless days on the water. Offering 3 bedrooms, 2 full bathrooms, this spacious home features soaring ceilings, an open-concept layout, and the convenience of one-level living with no carpet throughout. The heart of the home is the impressive kitchen with built-in appliances, abundant cabinetry, generous counter space, and a sit-up nook, flowing seamlessly into the dining area with built-in cabinetry, bright living room, and a versatile flex room—perfect for entertaining or relaxing. The spacious primary suite includes a private ensuite with dual sinks, a separate soaker tub, and walk-in shower, while two additional bedrooms are located on the opposite side of the home for added privacy. A second full bathroom with dual sinks and a separate mudroom/laundry room complete the thoughtful floor plan. Extensively renovated from top to bottom, this home features new flooring, paint, lighting, doors, siding, metal roof, wiring, drywall, tubs, shower, and more, offering true move-in-ready living. Located just 10 minutes from Boyle, 1 $\frac{1}{2}$ hours from Edmonton, and approximately 2 $\frac{1}{2}$ hours from Fort McMurray, this is your opportunity to enjoy the relaxed lifestyle and year-round recreation that make Skeleton Lake such a sought-after destination. Whether you're looking for a permanent home or the perfect weekend escape, this property is ready to welcome you home. seller is guessing the cistern 1200 GAL and septic is 1500 GAL