

\$594,900 - 256 Shady Lane, Rural Athabasca County

MLS® #A2198387

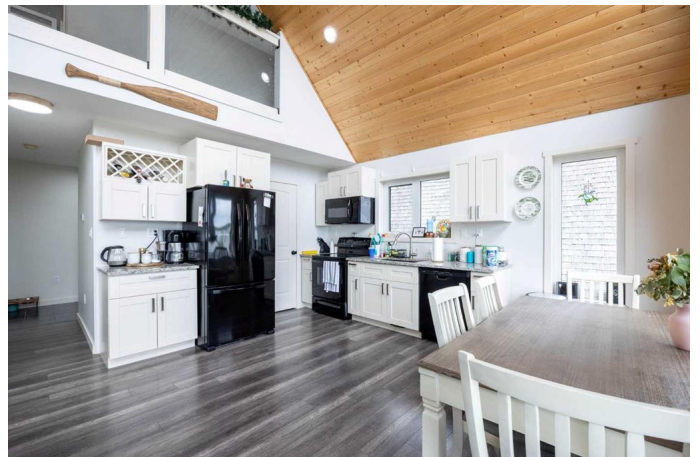
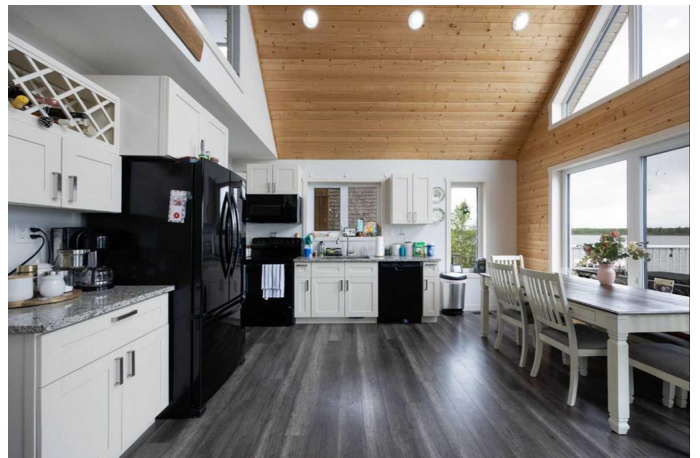
\$594,900

3 Bedroom, 3.00 Bathroom, 1,469 sqft

Residential on 0.20 Acres

Mewatha Beach, Rural Athabasca County,
Alberta

SKELETON LAKE - LAKEFRONT! ESCAPE TO THIS HAVEN AND LEAVE YOUR WORRIES BEHIND! If you are looking for a YEAR-ROUND "get-away" CLOSE TO HOME this home is PERFECT for you! This BEAUTIFUL A-FRAME home offers 3 bedroom, 2.5 bathrooms and is finished with QUALITY awaiting for you to enjoy! Wash away all your worries as you gaze over the lake and watch the wildlife or amazing SUNSETS. Enter the home into a SPACIOUS HALLWAY, featuring a walk-in closet, and a conveniently located 2 PIECE BATHROOM. OPEN-CONCEPT KITCHEN/GREAT ROOM. The kitchen has full appliances and a LARGE PANTRY for storage with dining area plus amazing views from your cozy living room with easy access to the HUGE DECK, equipped with a HOOK-UP FOR A GAS BARBECUE or gas fire pit. The SPACIOUS MASTER bedroom is also on the main level and features HIS AND HER closets with ORGANIZERS, plus a beautiful 3 PIECE ENSUITE The LOFT overlooks the kitchen and great room. The 2nd LEVEL features 2 ADDITIONAL BEDROOMS, a full 4 PIECE BATHROOM, and a great sitting area to cuddle up and enjoy a book. Your world will be LESS STRESSFUL as you ENJOY THE SIGHTS OF THE LAKE AND NATURE through the MULTITUDE OF WINDOWS at the front of the home. The WALK-OUT BASEMENT is PARTIALLY DEVELOPED with some dry-walling already



completed, family room area boasts access to a LARGE SCREENED-IN REAR PORCH, framed for an additional bedroom, bathroom, laundry room and a 1200 GALLON POTABLE WATER TANK in the mechanical room. This home has all the features of a home that one might want! 1750 GALLON CONCRETE HOLDING TANK. Room for a future 16x20 garage. This area is well known for the numerous TRAILS for quadding and snowmobiling. BOATING, FISHING, SWIMMING right out your front door. Stunning SUNSETS and beautiful LAKE VIEWS all year round. The boat launch, public beach and playground just minutes down the road. Close to all amenities including a 9 hole golf course. LOCATION LOCATION LOCATION. Only 10 mins from Boyle, 1.5 hrs from Edmonton and 2.5 hrs from Fort McMurray.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198387 |
| Price | \$594,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,469 |
| Acres | 0.20 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 256 Shady Lane |
| Subdivision | Mewatha Beach |

| | |
|-------------|------------------------|
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A0M0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Off Street |
| Is Waterfront | Yes |
| Waterfront | Lake, Waterfront, Beach Front, Lake Front, Lake Privileges, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Partially Finished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit |
| Lot Description | Lake, Sloped Down, Waterfront, Beach, Close to Clubhouse |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 95 |
| Zoning | RESIDENTIAL |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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