

## \$450,000 - 419 1st Avenue, Rural Wetaskiwin County

MLS® #E4450035

**\$450,000**

3 Bedroom, 1.00 Bathroom, 583 sqft

Rural on 0.18 Acres

Ma-Me-O Beach, Rural Wetaskiwin County,  
AB

### LAKEFRONT ESCAPE ON MAMEO BEACH!

Welcome to your perfect summer getaway with direct access to the sandy shores of beautiful Mameo Beach. This charming 3-season lakefront property offers a rare opportunity to enjoy lakeside living just steps from the water. The main cabin features a bright and cozy living room with a classic wood-burning fireplace, creating the perfect spot to unwind after a day on the beach. The kitchen is compact and functional, with everything you need for cooking, and two bedrooms make it easy to host family or friends. Adding to the appeal is a secondary cabin, offering even more space and privacy. It includes a 3-piece bathroom, its own living room with double doors that open to the yard, and a separate bedroom—ideal for guests, teens, or extended family. Outside, you'll find a spacious deck for morning coffees or evening sunsets, a firepit area perfect for roasting marshmallows under the stars, and a fenced yard for added privacy and peace of mind. This is lakefront paradise!

Built in 1948

### Essential Information

MLS® # E4450035

Price \$450,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.18
Year Built	1948
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	419 1st Avenue
Area	Rural Wetaskiwin County
Subdivision	Ma-Me-O Beach
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1X0

### Amenities

Features	Deck, Fire Pit
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Fenced, Lake Access Property, Lake View, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 28th, 2025
Days on Market	4

## Zoning

## Zone 95

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Listing information last updated on August 1st, 2025 at 10:03am MDT