

Courtesy Of Connor A Honey Of RE/MAX Excellence

# **\$489,000 - 112 Heron Point Close, Rural Wetaskiwin County**

MLS® #E4455444

**\$489,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Rural on 0.16 Acres

Village at Pigeon Lake, Rural Wetaskiwin County, AB

1169 SQ NEW 2025 Built Bungalow with Full 9 Foot Basement Backing Ravine w Municipal Sewer and Well! Enjoy incredible floor plan with 2 bedrooms and 2 Bathroom. Home Features long list of Upgraded such as Hardie Board & Eldorado Stone Front Exterior, Oversized fiberglass Front door with concrete steps, Engineer Hardwood flooring throughout, Coffee Bar, Upgraded Hoodfan, Upgraded washer/dryer, 50 G HWT, HRV, Aspen White Quartz Countertops, Undercabinet Lighting, Gem Cabinets Custom Kitchen, Kenmore Stainless Steel Appliance, Gem Custom Company Metal Railing, White Blanco Granite Sink, Matte Black Gas Fireplace, 10M Custom 84 Inch Ensuite Shower Door, Artisan Centre Pasta Blanca Shower/Backslash Wall Tile to Ceiling (Spain), Triple Pane Windows, Metal/Glass Deck Railing, Upgraded Sprayfoam, & MDF Shelving in all Closets. 9 foot ceilings throughout main and basement. Paved Road Location is outstanding backing ravine & walking distance to village at pigeon lake. Progressive Home Warranty



Built in 2025

## **Essential Information**

MLS® #	E4455444
Price	\$489,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.16
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	112 Heron Point Close
Area	Rural Wetaskiwin County
Subdivision	Village at Pigeon Lake
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Ceiling 9 ft., Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Boating, Environmental Reserve, Golf Nearby, Playground Nearby, Private Setting, Ravine View, Shopping Nearby

Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 30th, 2025
Days on Market	3
Zoning	Zone 95

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Listing information last updated on September 2nd, 2025 at 3:03pm MDT