

## **\$360,000 - 804a 1 Avenue, Rural Wetaskiwin County**

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MLS® #E4457686

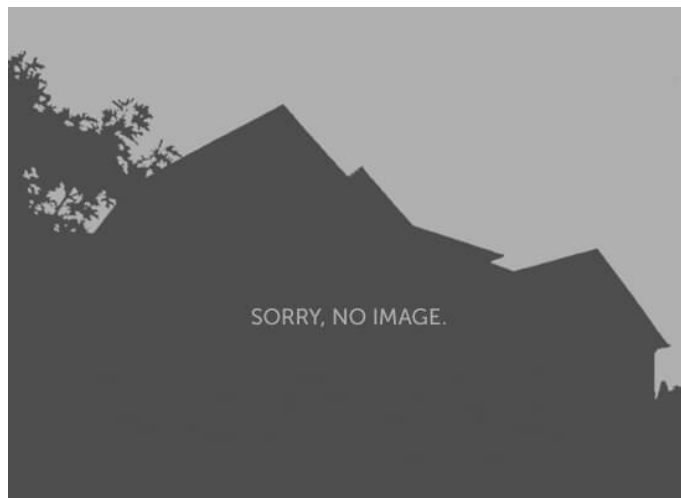
**\$360,000**

2 Bedroom, 1.00 Bathroom, 1,152 sqft

Rural on 0.09 Acres

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

Year round living at beautiful Ma-Me-O Beach. Enjoy this two bedroom home situated on the second row and just steps away from the beach access. Generous sized rooms throughout the home with an open concept. Vaulted ceilings in the living, dining and kitchen area. Wood burning fireplace two large bedrooms and five piece bathroom. Upgrades include furnace and hot water tank. Large deck area off the back door with firepit area. Single detached garage. Grab your cocktails, beach chair and enjoy the beautiful sunsets Ma-Me-O has to offer



Built in 1986

### **Essential Information**

MLS® #	E4457686
Price	\$360,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	0.09
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow

Status                      Active

**Community Information**

Address                    804a 1 Avenue  
Area                        Rural Wetaskiwin County  
Subdivision              Ma-Me-O Beach  
City                        Rural Wetaskiwin County  
County                    ALBERTA  
Province                 AB  
Postal Code              T0C 1X0

**Amenities**

Features                 Crawl Space, No Animal Home, Vaulted Ceiling

**Interior**

Heating                  Forced Air-1, Natural Gas  
Fireplace                Yes  
Stories                    1  
Has Basement            Yes  
Basement                See Remarks, No Basement

**Exterior**

Exterior                 Wood  
Exterior Features      Beach    Access,    Boating,    Fenced,    Golf    Nearby,    Landscaped,  
Park/Reserve, Picnic Area, See Remarks  
Construction            Wood  
Foundation              Concrete Perimeter

**Additional Information**

Date Listed              September 13th, 2025  
Zoning                    Zone 95

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