

# **\$390,000 - 101 Glenhaven Crescent, Rural Wetaskiwin County**

MLS® #E4436607

**\$390,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Rural on 4.52 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

Affordable acreage just a short drive to the north shore of Pigeon Lake. 4.5 acres, fully serviced lot with a year round home that has had numerous upgrades in the past few years: Kitchen, bathroom, windows, vinyl plank flooring, new metal siding with 1 inch of styrofoam insulation on exterior walls making this a very efficient home to heat. 2 bedrooms, 1 full bath and open kitchen and living room. Outside, this very private lot is surrounded by trees and has an abundance of storage with a 30x20 Quonset, 3 storage sheds, a mobile shed, a wood shelter and a spot to park an RV. There are hot and cold taps outside, a water softener and hot water on demand. Escape to the country and start enjoying the peace and quiet of country living.

Built in 1996

## **Essential Information**

MLS® #	E4436607
Price	\$390,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	4.52



Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	101 Glenhaven Crescent
Area	Rural Wetaskiwin County
Subdivision	Mulhurst Bay
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Detectors Smoke
----------	-----------------

### Interior

Heating	Hot Water, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Hillside, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	May 15th, 2025
Days on Market	100
Zoning	Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 12:02pm MDT