

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

MLS® #A2198387

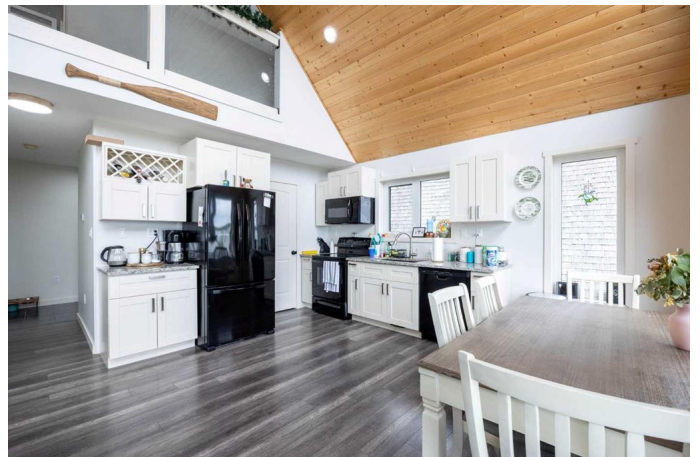
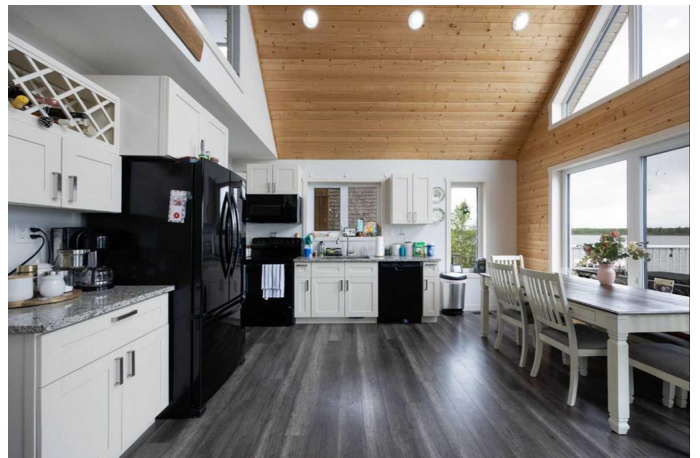
**\$594,900**

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	48
Zoning	RESIDENTIAL

### Listing Details

Listing Office	RE/MAX Connect
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