

# \$290,000 - 7, 471035 771 Highway, Mulhurst Bay

MLS® #A2266870

**\$290,000**

3 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.98 Acres

NONE, Mulhurst Bay, Alberta

Just off pavement, escape the hustle of everyday life in this beautiful retreat for nature lovers and privacy seekers. Step into a spacious, tree-lined 1 acre yard – a tranquil oasis perfect for relaxing and reconnecting with the outdoors. Inside, the home welcomes you with warmth and character, highlighted by stunning cedar ceilings and soft natural light streaming through an abundance of windows. . A newer roof adds peace of mind, while a charming wood stove with jade stone forms the cozy heart of the home – perfect for curling up on cool evenings with a good book and the comforting crackle of fire. Wake up to the peaceful sights and sounds of nature right outside your window. This home offers the perfect balance of rustic charm and everyday convenience – whether you're enjoying quiet moments in the yard, admiring the cedar craftsmanship, or savoring the timeless comfort of a wood-burning fire. With 3 bedrooms and 1.5 bathrooms, this is the perfect place to call home. Motivated sellers!

Built in 1991

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266870  |
| Price      | \$290,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,301                            |
| Acres          | 0.98                             |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 7, 471035 771 Highway        |
| Subdivision | NONE                         |
| City        | Mulhurst Bay                 |
| County      | Wetaskiwin No. 10, County of |
| Province    | Alberta                      |
| Postal Code | T0C2V0                       |

### **Amenities**

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Cable Connected, Heating Paid For, Phone Connected, Propane, Water Paid For |
| Parking   | Single Garage Detached                                                                             |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Wood Windows |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer                                                                      |
| Heating           | Forced Air, Propane, Wood Stove                                                                                  |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Family Room, Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                              |
| Basement          | Crawl Space                                                                                                      |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Backs on to Park/Green Space, Brush, Many Trees, Treed, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                 |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Block                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 24th, 2025  |
| Days on Market | 3                   |
| Zoning         | Country Residential |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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