

# \$345,000 - 382 Birch Road, Mewatha Beach

MLS® #A2225603

## \$345,000

4 Bedroom, 2.00 Bathroom, 1,882 sqft

Residential on 0.20 Acres

NONE, Mewatha Beach, Alberta

Beautiful 4 season home at Mewatha Beach - just a short walk to the lake! This home is perfect for full time living or a weekend get-a-way. With just over 1800 sq ft of living space this 4 bedroom 2 bath home will be sure to impress. There is tons of living, entertaining and sleeping space with a large kitchen and dining areas, the living room is massive and has a gas fireplace. The exterior has been updated with vinyl siding, soffit, eavestroughs, shingles and vinyl windows throughout. Double detached 24'x24' garage for all your storage needs, 2 decks and a meticulously maintained yard you will fall in love with, storage shed and firepit area. The home is fully serviced, drilled well and 1500 gal septic tank. Great location and neighbourhood that you and your family can enjoy for years to come!

Built in 1988

## Essential Information

MLS® #	A2225603
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,882
Acres	0.20
Year Built	1988
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	382 Birch Road
Subdivision	NONE
City	Mewatha Beach
County	Athabasca County
Province	Alberta
Postal Code	T0G0M0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Lake, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Perimeter Wall

### Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	Residential

### Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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