# \$775,000 - 96 Blueberry Lane, Rural Athabasca County

MLS® #A2230800

## \$775,000

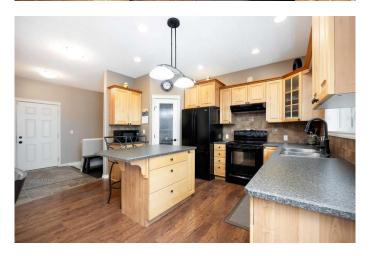
6 Bedroom, 3.00 Bathroom, 1,272 sqft Residential on 0.26 Acres

Mewatha Beach, Rural Athabasca County, Alberta

LAKEFRONT GEM ON SKELETON LAKE – 96 Blueberry Lane, Mewatha Beach Dreaming of that perfect lakefront escape? This 6-bedroom, 3-bathroom, walk-out bungalow has it all! Bright and open with vaulted ceilings, it's built for family comfort and year-round relaxation. The spacious kitchen with island flows into a dining area that opens onto the upper deckâ€"glass railings and composite decking, metal roofs mean low maintenance, high enjoyment. Inside, the gas fireplace, beautiful 5― engineered hardwood, and main floor laundry make everyday living a breeze. Head downstairs to the walk-out basement featuring cozy cork flooring, a large family room, 3 more bedrooms, and direct access to the covered deck with hot tubâ€"hello, lakeside evenings! You'II love the fenced, beautiful landscaped yard, perfect for kids and pets, with easy lake access just steps away. Need space for toys? You've got it with TWO double detached garages plus a shed. This one is made for Lake Life Livingâ€"move in and start making memories! R/O Water System. Cistern 1200 GAL. Septic Tank 2000 GAL.







Built in 2008

### **Essential Information**

MLS® # A2230800 Price \$775,000 Bedrooms 6

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,272

Acres 0.26

Year Built 2008

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 96 Blueberry Lane

Subdivision Mewatha Beach

City Rural Athabasca County

County Athabasca County

Province Alberta
Postal Code T0A0M0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Double Garage Detached, Off Street, Parking

Pad, Gravel Driveway

# of Garages 4

Is Waterfront Yes

Waterfront Beach Front, Lake Front, Lake Privileges, Waterfront

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s),

Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Stacked

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Fire Pit, Private Yard

Lot Description Cleared, Cul-De-Sac, Landscaped, Beach, Garden, Interior Lot, Lake,

Waterfront

Roof Metal

Construction Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)

Foundation ICF Block

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 2

Zoning RES

## **Listing Details**

Listing Office RE/MAX Connect

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