

# \$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 â€”

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, itâ€™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€™s glass railings and composite decking, metal roofs mean low maintenance, high enjoyment. Inside, the gas fireplace, beautiful 5â€• 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! Youâ€™ll love the fenced, beautiful landscaped yard, perfect for kids and pets, with easy lake access just steps away. Need space for toys? Youâ€™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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