

# \$349,900 - 6030 49 Street, Mulhurst Bay

MLS® #A2201561

**\$349,900**

2 Bedroom, 1.00 Bathroom, 1,302 sqft  
Residential on 0.14 Acres

NONE, Mulhurst Bay, Alberta

1302.23 sq/ft home Very Close to Pigeon Lake! This two storey home is on pavement and has a gravel driveway with extra parking on the side. The Main Floor of the home hosts the Primary Bedroom, Kitchen, 4 piece Bathroom, Dining Room, Living Room with an Electric Fireplace, and a Storage room that could be turned back into a Laundry very easily. The Upper Level has another bedroom, and a Bonus room with a walkout patio currently used as another bedroom. The Fenced backyard has a Deck with a gas BBQ hookup, and a 12'x12' storage shed with a roll up door. The back yard also has trees behind it keeping it private. This well kept and clean property is perfect for enjoying life at the Lake!

Built in 1973

## Essential Information

MLS® #	A2201561
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,302
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 6030 49 Street  
Subdivision NONE  
City Mulhurst Bay  
County Wetaskiwin No. 10, County of  
Province Alberta  
Postal Code T0C 2C0

### Amenities

Parking Spaces 2  
Parking Off Street

### Interior

Interior Features See Remarks  
Appliances Electric Stove, Refrigerator, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Basement None

### Exterior

Exterior Features None  
Lot Description Private, See Remarks, Treed  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2025  
Zoning Country Residential

### Listing Details

Listing Office RE/MAX Real Estate (Edmonton)

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