

# **\$1,250,000 - 103 Argentia Beach, Rural Wetaskiwin County**

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MLS® #E4446341

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 1,678 sqft

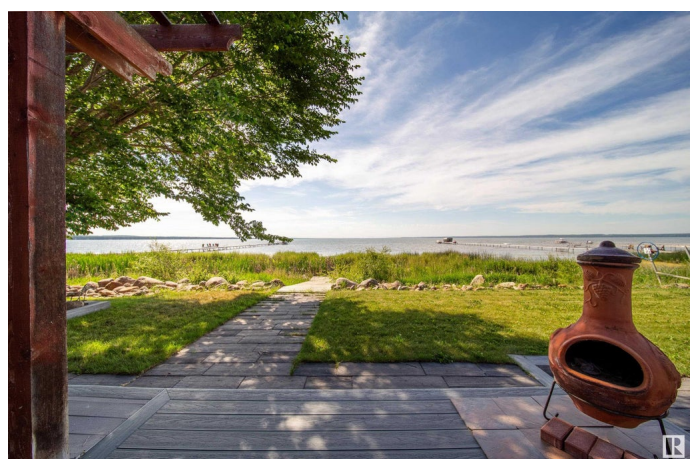
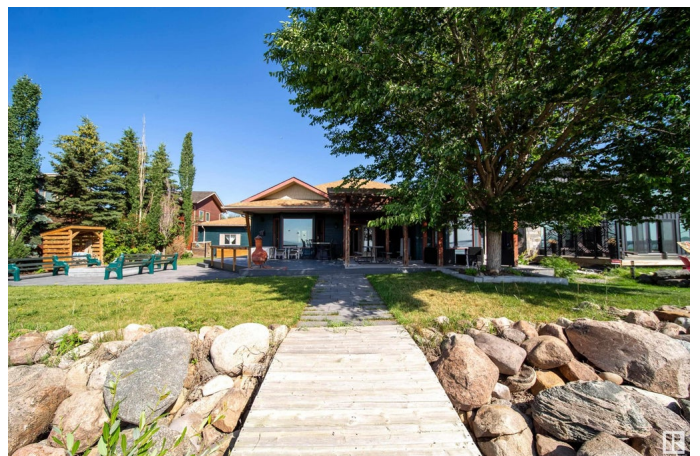
Rural on 0.04 Acres

Argentia Beach, Rural Wetaskiwin County, AB

Lakefront Bungalow Retreat at Pigeon Lake! Enjoy year-round serenity in this beautifully upgraded lakefront property with stunning water views & a natural shoreline. Thoughtfully designed for comfort, relaxation & entertaining. This charming bungalow is the perfect escape for your weekend retreat or forever home that easily sleeps 10. Featuring an open-concept, vaulted ceilings & textured walls, solid pine cabinets, baseboards, beams & ceilings. Granite countertops throughout with upgraded finishes & engineered hardwood flooring. Attached double heated garage with infloor heating. A detached spacious 357sqft guesthouse with 3-piece bathroom & a single attached heated garage. Over 80K in professional landscaping for low-maintenance living, composite decking & concrete landscaping blocks. Cement board siding & shingles 2 years old. Packed with first class amenities: Boating, Fishing, 18 Hole Golf Course, Playgrounds, Registered Kids Camps, Sailing Club, nearby restaurants & groceries. Some pictures virtually staged.

Built in 2005

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446341               |
| Price          | \$1,250,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,678                  |
| Acres          | 0.04                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 103 Argentia Beach      |
| Area        | Rural Wetaskiwin County |
| Subdivision | Argentia Beach          |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Features       | Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, Guest Suite, Lake Privileges, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 7                                                                                                                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks               |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                 |
| Exterior Features | Backs Onto Lake, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Waterfront |

|              |                    |
|--------------|--------------------|
|              | Property           |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 95        |

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Listing information last updated on August 12th, 2025 at 2:03pm MDT