

# \$309,900 - 3902 Scott Avenue, Rural Wetaskiwin County

MLS® #E4439903

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,761 sqft  
Rural on 5.83 Acres

Mulhurst Bay, Rural Wetaskiwin County, AB

A rare find. Almost 6 acres next to Cameron Highlands but not part of the subdivision. Across from the Pigeon Lake Golf Course, this acreage is very private with numerous large trees. There is a large quonset for all your storage needs, an oversize double detached garage, newer front deck and plenty of yard space to have a garden. Inside there are 3 bedrooms plus a cozy den with fireplace, 2 full bathrooms, living room, dining room and kitchen. The home needs some updating, but with a bit of work, this property could be just what you've been searching for. A short walk to the north side of the lake, boat launch, playground and the store.

Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439903               |
| Price          | \$309,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,761                  |
| Acres          | 5.83                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3902 Scott Avenue       |
| Area        | Rural Wetaskiwin County |
| Subdivision | Mulhurst Bay            |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2C0                 |

### Amenities

|          |                |
|----------|----------------|
| Features | Deck, Fire Pit |
|----------|----------------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Boating, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 95        |

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