

\$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	1
Zoning	RES

Listing Details

Listing Office	RE/MAX Connect
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