

# \$699,000 - 17 Hummingbird Lane, Half Moon Bay

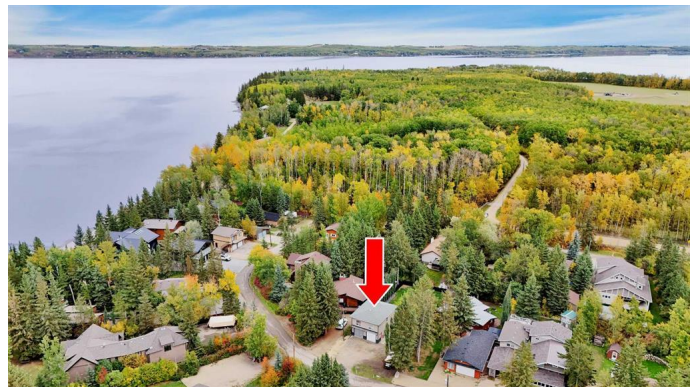
MLS® #A2270999

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.19 Acres

NONE, Half Moon Bay, Alberta

Here's a chance to own your own piece of paradise! The Summer Village of Half Moon Bay is a fabulous community offering a **PRIVATE GATED BEACH** only a 2 minute walk away from your front door!! Put your boat in the clear spring fed water of Sylvan Lake and enjoy all the lake has to offer plus the **PRIVATE SANDY BEACH** offers family fun all summer with a volley ball net, covered deck with fridge, BBQ, picnic tables, folding chairs and a storage shed for paddle boards! There is a community dock (annual fee to use and maintain) plus this family and pet friendly community has a nearby private pickleball court and basketball court! This year round home was built in 2005 and sits on a large, beautifully landscaped yard with a lovely covered rear deck with composite deck boards, outside shower to take care of the beach sand and stunning timber framed fire pit area on a paver stone patio!! The large rear entrance will welcome itâ€™s new owners with access to a full 3pce bath, laundry with sink, a ground level bedroom plus double attached garage. Upstairs is where youâ€™ll find an open concept main level with a nicely connected kitchen/dining/living area, 2 bedrooms, and a four piece bath. A high capacity well produces plenty of water, and a 1200 gallon septic tank is positioned near the front of the house for easy pump out access, and a 5' crawl space with plenty of custom shelving for storage! There are many nearby trails to enjoy walking or biking and the Town



of Sylvan Lake is a short drive away. A lifetime of memories awaits at Half Moon Bay!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270999    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.19        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 17 Hummingbird Lane |
| Subdivision | NONE                |
| City        | Half Moon Bay       |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T4S 1S1             |

**Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway |
| # of Garages   | 2                                                                               |
| Waterfront     | Beach Access, Lake                                                              |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Vinyl Windows                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| Has Basement | Yes         |
| Basement     | Crawl Space |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit, Other, Outdoor Shower           |
| Lot Description   | Landscaped, Lake                          |
| Roof              | Shingle                                   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 3                   |
| Zoning         | R1                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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