

# \$200,000 - 364 Birch Road, Rural Athabasca County

MLS® #A2229188

## \$200,000

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Residential on 0.31 Acres

Mewatha Beach, Rural Athabasca County, Alberta

Welcome to 364 Birch Road in the Summer Village of Mewatha Beach on beautiful Skeleton Lake! Step into charming tranquility with this delightful 3-bedroom cabin featuring a 3-piece bath. Clean as a button, this cozy retreat offers everything you need for your lakeside escape.

The kitchen includes a dedicated eating area, while the spacious front living room boasts high ceilings, abundant natural light, and a wood-burning fireplace—perfect for cozy evenings. Recent updates include a new metal roof, fresh paint, and a gorgeous treated wood deck. The property also features a powered bunkie on a concrete slab, ideal for extra guests plus a shed for storage. Situated on a beautiful lot just steps from the lake, you'll even enjoy a lake view right from your deck. Whether you're looking for a peaceful getaway or a place to gather with family and friends, this cabin has it all. Property is being sold "As Is, Where Is." •Cistern 500 Gal. Septic 1500 GAL

Built in 1971

## Essential Information

MLS® #	A2229188
Price	\$200,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,044
Acres	0.31
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	364 Birch Road
Subdivision	Mewatha Beach
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	2
Parking	Off Street
Waterfront	Beach Access, Lake Privileges

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cleared, Cul-De-Sac, Lake, Landscaped, Private, Views
Roof	Metal
Construction	Wood Frame
Foundation	Block

## Additional Information

Date Listed	June 10th, 2025
Days on Market	16
Zoning	RES

## Listing Details

Listing Office	RE/MAX Connect
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