

# \$549,900 - 60 Beach Avenue, Itaska Beach

MLS® #A2256957

**\$549,900**

2 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0.25 Acres

NONE, Itaska Beach, Alberta

Lakefront Cottage and Guest House on Itaska Beach! The Main Cabin closet to the Lake measures 982 sq/ft. It is made up of Two Bedrooms, a 4 Piece Bathroom, Kitchen, Dining, and Spacious Living Room with Large Windows providing Views of the Lake and Natural Light. A Beautiful Stone Fire Place is also situated in the Living Room keeping it Cozy. The Guest Cabin measures 493 sq/ft and is made up of 2 Bedrooms, Kitchen Area, Living Room, and Bathroom. This property is Spacious and Well Treed keeping it Private and Beautiful. Enjoy the Sand Beach of this Lakefront Property!

Built in 1957

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2256957                              |
| Price          | \$549,900                             |
| Bedrooms       | 2                                     |
| Bathrooms      | 1.00                                  |
| Full Baths     | 1                                     |
| Square Footage | 983                                   |
| Acres          | 0.25                                  |
| Year Built     | 1957                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 60 Beach Avenue |
| Subdivision | NONE            |
| City        | Itaska Beach    |
| County      | Leduc County    |
| Province    | Alberta         |
| Postal Code | T0C 2C0         |

### Amenities

|               |                                             |
|---------------|---------------------------------------------|
| Parking       | Front Drive, Off Street, Rear Drive         |
| Is Waterfront | Yes                                         |
| Waterfront    | Beach Access, Beach Front, Lake, Waterfront |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | Electric Stove, Refrigerator     |
| Heating           | Forced Air, Propane              |
| Cooling           | None                             |
| Fireplace         | Yes                              |
| # of Fireplaces   | 1                                |
| Fireplaces        | Living Room, Stone, Wood Burning |
| Basement          | None                             |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Beach, Lake, Landscaped, Private, See Remarks, Treed, Waterfront |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Cedar                                                            |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 27                   |
| Zoning         | Residential          |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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