

# \$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

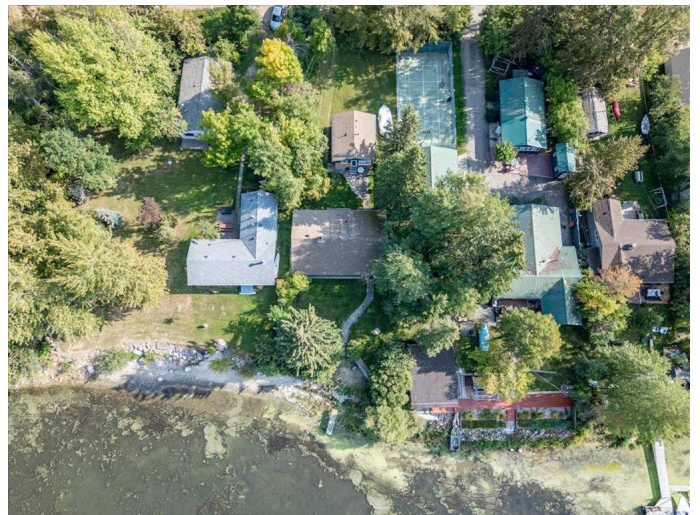
Lakefront Cottage and Guest House on Itaska Beach! The Main Cabin closet to the Lake measures 982 sq/ft. It is made up of Two Bedrooms, a 4 Piece Bathroom, Kitchen, Dining, and Spacious Living Room with Large Windows providing Views of the Lake and Natural Light. A Beautiful Stone Fire Place is also 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 | 42                   |
| Zoning         | Residential          |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.