

# \$469,000 - 74038 Birch Avenue, Widewater

MLS® #E4458882

**\$469,000**

5 Bedroom, 3.00 Bathroom, 1,292 sqft  
Single Family on 0.00 Acres

Widewater, Widewater, AB

This property is offering 5 bedrooms and 4 bathrooms, including a 4-piece, 3-piece, and two 2-piece baths. Situated on a 1-acre fully fenced lot with beautiful lake views, this home combines comfort and function. The oversized garage provides ample parking, while a large 2-level shop and 3 additional sheds offer excellent storage and workspace. Outdoor features include a chicken coop, hot tub, apple trees, and established Saskatoon and raspberry bushes.

Built in 1975

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458882               |
| Price          | \$469,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,292                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74038 Birch Avenue |
| Area        | Widewater          |
| Subdivision | Widewater          |
| City        | Widewater          |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0G 2M0            |

## Amenities

|               |                                                                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Natural Gas, Lake Privileges, Parking-Extra, Parking-Plug-Ins, Smart/Program. Thermostat, R.V. Storage, Workshop |
| Parking       | Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, Over Sized, Parking Pad Cement/Paved                                                             |
| Is Waterfront | Yes                                                                                                                                                                  |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

## Exterior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                                                                      |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Fenced, Fruit Trees/Shrubs, Lake Access Property, No Through Road, Partially Landscaped, Private Fishing, Recreation Use, Rolling Land, Vegetable Garden, View Lake, Waterfront Property |
| Lot Description   | 30.41X132.74                                                                                                                                                                                                                     |
| Roof              | Asphalt Shingles, Unknown                                                                                                                                                                                                        |
| Construction      | Wood, Brick                                                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                               |

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market 39

Zoning Zone 70

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Listing information last updated on October 31st, 2025 at 6:17am MDT