

# \$790,000 - 11 Hummingbird Lane, Half Moon Bay

MLS® #A2211888

**\$790,000**

3 Bedroom, 2.00 Bathroom, 1,877 sqft

Residential on 0.17 Acres

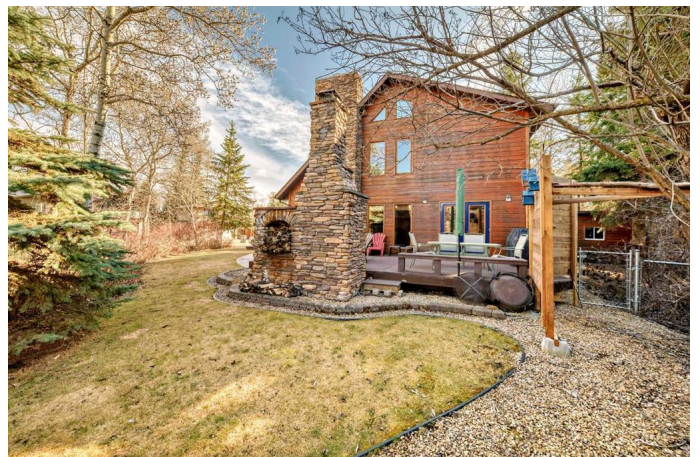
NONE, Half Moon Bay, Alberta

Loft-Style living in Half Moon Bay on Sylvan Lake! This 1877 sq ft, 3 bed, 2 bath loft-style year round retreat is located in the friendly Summer Village of Half Moon Bay. Enjoy solid construction, a large stone cozy gas fireplace or relax outside by the beautiful stone outdoor wood-burning fireplace on the 16' x 24' maintenance-free deck. The attached oversized double car garage has lots of room for your toys and a third car. The low maintenance yard, garden/woodshed and easy beach access (opportunities to join dock groups for your boat) make lake life effortless. Community perks include sandy beach, beach volleyball court, picnic shelter, a brand-new triple pickleball court and a basketball court. Just 8 minutes from Sylvan Lake's shops and amenities, yet tucked into a peaceful, nature filled setting--you can live here full-time or enjoy as a lake getaway. Your lakeside lifestyle starts here! New on demand water heater last year, that is on a rental and warranty plan that the buyer must assume. new furnace last year as well.

Built in 1989

## Essential Information

MLS® #	A2211888
Price	\$790,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,877
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Hummingbird Lane
Subdivision	NONE
City	Half Moon Bay
County	Lacombe County
Province	Alberta
Postal Code	T4S 1S1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Natural Woodwork, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone, Wood Burning, Outside
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Dog Run
Lot Description	Irregular Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                Wood

### **Additional Information**

Date Listed                April 15th, 2025

Days on Market            22

Zoning                      R1

### **Listing Details**

Listing Office              RE/MAX real estate central alberta

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.