



GRASSROOTS
REALTY GROUP

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A25 Forty Mile Park
Rural Forty Mile No. 8, County of, Alberta

MLS # A2217866



\$450,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Treed		

Heating:	Boiler, Forced Air	Water:	Cistern
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	28-8-11-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	REC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows		

Inclusions: Central Vac (no attachments) Seller's are negotiable on most of the furnishings; they intend on leaving some furniture and decor items.

Escape to lake life with this beautiful 1,338 sq. ft. four-season cabin at Forty Mile Park in the County of Forty Mile! Built in 2008, this well-designed retreat offers two bedrooms, one bath and a full kitchen perfect for weekend getaways or year-round living. There is plenty of additional space to host people in the upstairs loft, whether it be over night or just for movie watching. Situated close to the water and next to the Area A's common area, this property has the benefit of neighbors on only one side. Relax and entertain on the front or back patio areas, soak in the surroundings and enjoy easy access to the lake. Inside, comfort is key with in-floor heating on the main floor and central air conditioning to keep you cozy in all seasons. A single car garage provides extra storage for your lake gear and vehicle. Whether you're looking for a vacation escape or a peaceful full-time residence, this cabin at Forty Mile Park offers the perfect blend of nature, comfort and convenience. Don't miss your chance to own this lakeside gem!