



GRASSROOTS
REALTY GROUP

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57 Broken Paddle Drive
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2218403



\$234,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	936 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Driveway, Gravel Driveway, Parking Pad, RV Access/Park		
Lot Size:	0.54 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas, Wood	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Improved
Foundation:	Piling(s)	Utilities:	Cable, Electricity, Natural Gas
Features:	Ceiling Fan(s), Natural Woodwork, Open Floorplan		

Inclusions: All Out Buildings, Outdoor Fire Pit

This well-maintained property offers year-round living on just over a $\frac{1}{2}$ acre lot, only 5 minutes from beautiful Fawcett Lake. A cozy wood-burning stove and full bath ensure comfort in every season. The low-maintenance yard features a gravel driveway, multiple outbuildings, an oversized shed with a roll-up door, and a covered rear deck—perfect for relaxing outdoors. Ideal for those seeking a peaceful retreat or full-time residence in a scenic setting. Completing the package is a 5-year-old high-efficiency furnace for reliable, energy-saving warmth.