



**GRASSROOTS**  
REALTY GROUP

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**73024 Southshore Drive E  
Widewater, Alberta**

**MLS # A2218955**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Detached		
<b>Lot Size:</b>	0.90 Acre		
<b>Lot Feat:</b>	Front Yard, Lake, Landscaped, Lawn, Paved		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Vinyl Windows		

**Inclusions:** N/A

**MILLION DOLLAR LAKE VIEW!!** This 0.90 acre lakeside property on the shores of one of Alberta's most beautiful lakes.... is waiting for you!! Built in 1993 it has undergone some upgrades including new furnace & HWT 5 years ago, shingles 10 years and appliances replaced 12 years ago. This 1088 Sq. Ft. bi-level features 2 bedrooms, 4-pc bathroom with laundry, as well as a 2-pc bathroom, spacious kitchen/dining area and nice size living room for entertaining family and friends!! The lower level features a large family room with a wood burning stove...great for those cold winter evenings, 2 additional bedrooms, 4-pc bathroom, utility room and under stair storage. Outdoors you will enjoy a deck overlooking the beauty of Lesser Slave Lake with beautiful sun rises and sunsets, double detached garage, storage shed and a fire pit to enjoy the evening sunsets!! Located 10 minutes from Slave Lake, 10 minutes from the marina and quad and snowmobiling trails!! Enjoy the beauty of lakeside living!!