



**GRASSROOTS**  
REALTY GROUP

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**74030 Birch Avenue  
Widewater, Alberta**

**MLS # A2220685**



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Lake, Lawn, Private, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** ALL SHEDS & OUTBUILDINGS

Here is the home by the lake in Widewater ! This fantastic 4 bedroom bi-level sits on a full 1 acre of land lakeside to Lesser Slave Lake, and there's an amazing balcony off the kitchen with a crazy amount of space to enjoy the views, or you can walk to the shoreline. Hardwood flooring through most of the top level that feature a large vaulted ceiling with windows stacked high towards that amazing lake, surrounded by a towering stone faced fireplace. Wonderful kitchen and dining area, functional and bright. Downstairs is fully finished with a big rec room, 2 more bedrooms, a full bath, and access to the huge double attached garage. Great location, right by the lake on a very quiet road, all the services, all the views, just need you's ! Only 15 minutes from the town of Slave Lake.