



GRASSROOTS
REALTY GROUP

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30 Macdonald Drive
Rural Stettler No. 6, County of, Alberta

MLS # A2223888

\$549,900



Division:	Scenic Sands		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,870 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.45 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: Well

Sewer: Holding Tank

Condo Fee: -

LLD: -

Zoning: Resort Residential

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, all window coverings, shed, hot tub.

Nestled along the serene shores of Scenic Sands, this three-level lakefront home offers a lifestyle of relaxation and recreation. Designed with an open-concept layout, the home features multiple living areas and expansive, triple-pane windows that flood the interior with natural light. The main floor houses the kitchen, with wood cabinetry and a central peninsula which overlooks the dining room and living room. The windows offer a panoramic view of the lake and surrounding greenery. There is a patio door to the front deck and hot tub, where you can also have your barbecue or smoker, and set out your deck chairs and loungers. This level also has an amazing sunroom with windows all around. There is a bedroom, 4 pc bathroom, and separate laundry room with modern front load washer and dryer. The top floor has two spacious bedrooms under the vaulted ceiling. In one, you can step outside to the second story balcony, perfect for unwinding while watching boats glide by. There is a bright 4 pc bathroom as well. Downstairs, there are a number of open spaces which could be used for a variety of activities for the whole family. There is a bedroom and plenty of space for extra beds for family or overnight guests. The walk out basement provides direct access to the backyard. Outdoor spaces are a highlight, with a firepit area, cement paths and parking pad, beautiful fenced garden area, and garden shed. Native trees envelope this property so once the trees fully leaf out, you will barely see your neighbors. Whether it's summer barbecues, cozy winter nights by the fireplace, or enjoying the changing seasons, this home offers a unique opportunity to experience lakeside living at its finest. Scenic Sands has great boating and fishing, paddle boarding and kayaking, swimming, natural beaches, playground, and plenty of green space giving you the opportunity for bird

watching and hiking. Winter activities include ice fishing, snowshoeing, cross country skiing, and skating on the lake. Scenic Sands is only 17 minutes to Pheasantback Golf Course, 24 minutes to Stettler, and 55 minutes to Red Deer. A quick drive from the cities, this property is situated partway between Edmonton (2 hours) and Calgary (2 hours, 20 min).