



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10 Tugate Drive
Rural Mackenzie County, Alberta

MLS # A2228452



\$159,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Cottage/Cabin		
Size:	533 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.33 Acre		
Lot Feat:	Few Trees, Front Yard, Lake, Landscaped, Lawn, Private		

Heating:	Central, Forced Air, Propane	Water:	Other
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CREC
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: Central Air Conditioner, Water Tank and Pressure System

Cute as a Button…. and so much more... This stunning property is nestled in a private setting just a short walk from the lake. Located in the nice quiet secluded Hutch Lake Cottage area, only a 25 minute drive north of High Level. Boasting a beautiful, new to you All Season Park Model awaits your arrival. One comfortable oversized primary bedroom offers enough space that it is home to a King Size bed. Tucked away in a closet is where you will find a stackable washer/dryer. The main bathroom offers extra storage space and comes complete with a walk in shower. The open floor plan is home to a combined kitchen, dining area with the living room close by. Beautiful bright windows surrounds this home. Imagine enjoying those hot summers evenings and bug free environment in a screened in porch/addition that welcomes you into this "Prestige Property".... WOW... How Glamping has changed over the years. This is a Steal of a Deal, So don't let this one pass you by, all you need to do is grab groceries and your suit case and "Move Right" in.