



GRASSROOTS
REALTY GROUP

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**113 Broken Paddle Dr.
Rural Lesser Slave River No. 124, M.D. of, Alberta**

MLS # A2232105



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,452 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.63 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Log, Wood Frame, Wood Siding	Zoning:	RUS
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Wall Mounted Electric Fireplace, Beds, Shelving in Garage, Fire Pit, Ice Fishing Hut

Broken Paddle Estates, one of Alberta's best kept secrets... along the shores of Fawcett Lake. This Charming custom built 3 Bedroom 1.5 Storey home sites on a very private lot. The exterior of the home is sided with split logs, has two covered porches and a deck. Partially finished basement with ICF Foundation. Inside you'll be wowed by the pine accents and details found throughout. Laminate flooring, Vaulted Ceiling with Pine Accents in the open concept Living/Dining and Kitchen. Living room has plenty of windows, a corner gas fireplace with stone accents and patio doors that open to a large deck. Spacious Dining Area and Kitchen with dark cabinets, eating bar and black appliances. Main floor also has a Bedroom, 4 Pc Bath and Laundry. Beautiful staircase with pine spindles takes you to the upper floor, a sitting area overlooks the Living room. Walk into the cozy Primary Bedroom, with Pine accented Vaulted ceiling, wall mounted electric fireplace, a 3 Pc Ensuite and patio door that opens to the balcony with great views. The Basement is partially developed, with a Rec/Games room, Bedroom, Roughed-In Bath and the Utility Room...materials are there to get most of it finished. The home is accessible 12 months of the year and has its own well, and is connected to natural gas and power. The Detached Double garage, with room for the vehicles and toys also has a unfinished loft with outside access. Lot backs onto undeveloped land behind. A short walk to the boat dock for some of the best water sports and fishing. Green space in front of the lake is open for all residents to enjoy. Great trails in the area for quadding and sledding. Located just 35 mins to Smith, 1.25 hrs to Slave Lake and less than 3 hrs to Edmonton. Room for all the family any time of the year. This gem is waiting for you, don't miss it.

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