



GRASSROOTS
REALTY GROUP

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Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2235916



\$404,900

Division:	West Point Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	702 sq.ft.	Age:	1985 (40 yrs old)
Beds:	1	Baths:	1
Garage:	Carport		
Lot Size:	0.55 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Lake, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	14-46-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Natural Woodwork, Open Floorplan		

Inclusions: Shed (with power), carport, hot tub, dining table & chairs, hutch, couches, tv stand, living room chairs, all beds and mattresses, bookcases, bench in kitchen, 50 amp 12 KW back up generator and hot tub.

This quaint lakefront gem, just steps to Buck Lake, offers year-round enjoyment—from sunny summer days on the water to cozy winter nights by the woodstove after a day of ice fishing. Thoughtfully upgraded with peace of mind, this cabin features new windows, siding, shingles, spray foam insulation, soffit, back and front deck, back sliding door, new flooring throughout, new shower and bathroom floor tile. The shower room is near completion and ready for your personal touches on drywall, flooring and venting the fan. The woodstove chimney is new and WETT certified. The inviting interior boasts warm wood finishes, an abundance of natural light, and a beautifully refreshed updated kitchen. The upstairs bedrooms have been opened up to invite the natural lighting and is now one large loft with a dividing wall. Whether you’re looking for a weekend escape or a full-time retreat, this property is ready for you to make new memories - starting now!