



**GRASSROOTS**  
REALTY GROUP

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

**57 Grand Avenue  
Norglenwold, Alberta**

**MLS # A2239762**



**\$1,195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Lake, Seasonal Water, Street Lighting, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Natural Woodwork, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Microwave, Washer, Dryer

Welcome to your dream lakeside escape! This beautifully renovated four-season cabin is move-in ready and packed with charm, comfort perfect for weekend getaways or year-round living. Step inside to find fresh new paint, new countertops, new lighting, all-new plumbing, renovated bathroom, new on demand hot water tank, new roof, and stylish new flooring throughout. The open-concept living space blends rustic charm with modern touches, creating a warm and inviting atmosphere for relaxing or entertaining. Step outside to your private deck, where a hot tub awaits—ideal for soaking under the stars after a day on the lake. Down by the water, the boathouse offers ample storage but could easily be transformed into a lakeside cabana bar—imagine summer evenings spent with friends and family just steps from the shore. Located on the shores of stunning Sylvan Lake, this property offers easy lake access, gorgeous views, and a lifestyle you won't want to leave. Don't miss this rare opportunity to own this renovated four-season cabin in one of Alberta's most desirable lake communities! Sellers are willing to sell all furniture as well