



**GRASSROOTS**  
REALTY GROUP

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71067 Township Road 734  
Widewater, Alberta

MLS # A2244460



**\$744,900**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | NONE                                      |        |                   |
| Type:     | Residential/House                         |        |                   |
| Style:    | Acreage with Residence, Bungalow          |        |                   |
| Size:     | 1,999 sq.ft.                              | Age:   | 1992 (33 yrs old) |
| Beds:     | 3                                         | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, RV Access/Parking |        |                   |
| Lot Size: | 8.67 Acres                                |        |                   |
| Lot Feat: | Landscaped, Lawn, Views                   |        |                   |

|             |                                      |            |                           |
|-------------|--------------------------------------|------------|---------------------------|
| Heating:    | Boiler                               | Water:     | -                         |
| Floors:     | Carpet, Linoleum, Tile               | Sewer:     | -                         |
| Roof:       | Asphalt Shingle                      | Condo Fee: | -                         |
| Basement:   | Crawl Space, Partial                 | LLD:       | -                         |
| Exterior:   | Vinyl Siding                         | Zoning:    | Residential Services Dist |
| Foundation: | Poured Concrete                      | Utilities: | -                         |
| Features:   | Central Vacuum, Soaking Tub, Storage |            |                           |

**Inclusions:** garden beds (3), work bench, shed, TV in primary bedroom

Welcome to your dream oasis! Nestled on an expansive 8.67-acre site, this immaculate modern bungalow offers a perfect blend of tranquillity and contemporary living, all while boasting breathtaking views of the shimmering lake. With 3 spacious bedrooms and 3 well-appointed bathrooms, this home is designed for both comfort and style. As you step inside, you're greeted by an abundance of natural light pouring through large windows that frame picturesque vistas. The open-concept layout features not one but two inviting living rooms—ideal for entertaining guests or cozy family gatherings around the wood-burning fireplace. Imagine curling up with a good book or enjoying warm evenings by the crackling fire. The heart of this home is undoubtedly its stylish kitchen, which seamlessly flows into the dining area, making it perfect for hosting dinner parties or casual meals alike. For those who love gardening, you'll appreciate the thoughtfully designed garden boxes outside—an invitation to cultivate your own fresh produce right at home! Step outside to discover a lovely patio area that beckons you to unwind while soaking in the serene surroundings. Whether it's sipping morning coffee as the sun rises over the lake or hosting summer barbecues under starry skies, this outdoor space will surely become your favourite retreat. This property also features a substantial 30x40 shop—ideal for hobbyists or anyone requiring extra storage space—and an attached double garage for added convenience. Don't miss out on this rare opportunity to own a slice of paradise where modern elegance meets nature's beauty and make this extraordinary property your forever home!