



**Block 1 Lot 3**  
**Rural Big Lakes County, Alberta**

**MLS # A2246281**



**\$130,000**

<b>Division:</b>	Winnagami		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	35-76-18-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Recreational
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		

**Inclusions:** n/a

Experience the tranquility of Winagami Provincial Park with this charming three-season cabin, perfect for a peaceful retreat or family getaway. Nestled on a well-treed lot, this property features three bedrooms, a three-piece bathroom, a fully equipped kitchen with a dining area, a welcoming living space with a cozy wood-burning fireplace, and a bonus sunroom. Enjoy outdoor living with a spacious deck for BBQs, a firepit area ideal for marshmallow roasting and stargazing, and a storage shed for all your gear. Winagami Provincial Park offers an array of activities for nature lovers, including scenic hiking and biking trails, boating, fishing, swimming, and exceptional bird-watching, as well as winter fun such as ice fishing, cross-country skiing, and snowshoeing. This delightful cabin is your year-round gateway to the great outdoors! Book your showing today!