



GRASSROOTS
REALTY GROUP

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Block 1 Lot 3
Rural Big Lakes County, Alberta

MLS # A2246281



\$130,000

Division:	Winnagami		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Lake, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private		

Heating:	Fireplace(s)	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	35-76-18-W5
Exterior:	Vinyl Siding	Zoning:	Recreational
Foundation:	Other	Utilities:	-
Features:	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!