



**GRASSROOTS**  
REALTY GROUP

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**645 Lakeside Drive**  
**Rural Vulcan County, Alberta**

**MLS # A2259093**



**\$629,900**

<b>Division:</b>	Little Bow Resort		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, Parking Pad, Rear		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Partial	<b>LLD:</b>	5-15-21-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Rec
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Welcome to your summer/ year round resort property which is located in Little Bow Resort. The resort is located on the Travers Reservoir which supplies plenty of activities such as boating, fishing, water skiing, sailing and even ice fishing in the winter. This wonderful home is plenty large enough with 3 bedrooms. The main floor with lots of large windows is an open concept with a large kitchen which has plenty of room for large gatherings around the kitchen table and island. The spacious living room features a beautiful wood burning fireplace for those cool nights. The main level has beautiful hardwood floor throughout and tile in the bathroom. The lower level features the primary bedroom, laundry, double detached garage and utility room. Oh yes the home has Central A/C for those hot summer days. The home has a large wrap around deck so you can enjoy the sun or shade, whichever is your preference. There's actually pull down shades on the deck as well. In the front of this low maintenance property you get great views of the lake from the front deck. Also in the front , on the ground level, you have a private yard with a firepit . There is also an outdoor shower at this level so you can rinse off before heading inside full of sand from the beach. The rear yard also has a nicely shaded deck. There is also a gazebo to enjoy having meals on those warm summer days. There is also RV parking in the rear. The home is located on the corner of Lakeside Dr and Canal Lane. Across from the property is a walkway to the lake. There's a private boat launch for residents of the community. Also this awesome property features a large 29 x 12 secured private boat shed which will be sold with the property. Sound like the place for you? Give your favourite Realtor a call today for your private viewing.

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