



GRASSROOTS
REALTY GROUP

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17, 184008 Bondiss Drive
Rural Athabasca County, Alberta

MLS # A2264629



\$400,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,510 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Oversized, Parking Pad, RV Access/Parking		
Lot Size:	1.59 Acres		
Lot Feat:	Close to Clubhouse, Interior Lot, Lake, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: FRIDEG, GAS STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, POOL, BEACH COMBERS CLOSED IN GAZEBO

Your Year-Round Escape Awaits at East Skeleton Lake Estates! Welcome to this beautifully upgraded four-season retreat just minutes from Skeleton Lake Golf Course, the public beach, and boat launch — the perfect spot for lake life lovers! Nestled on just under 1.6 acres, this 2017 modular home blends comfort, style, and space. Inside, you’ll find a spacious kitchen with a huge island, gas stove, and stainless steel appliances, ideal for family gatherings and entertaining. The primary suite is a true retreat with a walk-in closet and a five-piece ensuite featuring a jetted tub and separate shower. With four bedrooms, there’s room for everyone! Enjoy the outdoors on the massive two-tiered deck, take a dip in the above-ground pool, or unwind in your Beachcomber gazebo. Upgraded with drywall throughout, this home offers the perfect mix of modern comfort and country charm — a place where memories are made in every season.