



**GRASSROOTS**  
REALTY GROUP

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32, 56302 Range Road 144  
Rural Yellowhead County, Alberta

MLS # A2270095



**\$189,900**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/Cabin   |        |                   |
| Style:    | Acreage with Residence, Cottage/Cabin                                   |        |                   |
| Size:     | 672 sq.ft.  | Age:   | 2000 (25 yrs old) |
| Beds:     | 1   | Baths: | -                 |
| Garage:   | RV Access/Parking   |        |                   |
| Lot Size: | 0.66 Acre   |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn |        |                   |

|             |                          |            |               |
|-------------|--------------------------|------------|---------------|
| Heating:    | Baseboard                | Water:     | Well          |
| Floors:     | Laminate, Linoleum       | Sewer:     | Septic System |
| Roof:       | Metal                    | Condo Fee: | -             |
| Basement:   | -                        | LLD:       | -             |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | CRD           |
| Foundation: | -                        | Utilities: | -             |
| Features:   | See Remarks              |            |               |

**Inclusions:** furniture, shed, window coverings

Recreational Lake Lot Retreat at Shining Bank Estates Escape to the peace and beauty of lake life! This 0.66-acre property at Shining Bank Estates is the perfect recreational retreat &mdash; surrounded by mature trees and bordering municipal reserve land for added privacy and space to explore. The cozy 24'x28' cottage, built in 2000, features a vaulted ceiling and a bright open-concept living space. You'll love the spacious kitchen, large king-sized bedroom, and the convenience of a 2-piece bathroom plus a separate tiled shower room and utility area. Step outside to the 12'x24' covered deck, ideal for relaxing, entertaining, or simply soaking in the serene surroundings. The property is beautifully landscaped and well set up for gatherings with family and friends &mdash; featuring a dedicated RV pad with sewer hook-up, septic system, private well, storage shed, and wood shed. There's ample space for additional RVs, making it a perfect spot for summer weekends or extended stays. Located just a 5-minute walk to Shining Bank Lake, you can spend your days swimming, boating, fishing, or quadding on nearby trails. This is more than a property &mdash; it's a place to make unforgettable family memories. Whether you're seeking a peaceful getaway or a fun-filled lakeside lifestyle, this property truly has it all!