



**79 Birchcliff Road**  
**Birchcliff, Alberta**

**MLS # A2285833**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Beach, Lake, Landscaped, Lawn, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Primary Downstairs		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

Welcome to your dream lakefront getaway on the sunny side of Sylvan Lake. Set on a level 50 x 203 ft lot with 50 feet of pristine shoreline and southwest-facing views, this fully renovated cabin offers rare privacy, full riparian rights, and some of the best sunsets on the lake. This is not just updated. It has been completely renovated so you can arrive, unpack, and start enjoying lake life immediately. No projects. No to-do list. Just turn the key and relax. The 1,044 sqft cabin features 3 bedrooms and 1 full bath, thoughtfully redesigned with stylish, cohesive finishes throughout. Warm wood panel ceilings and a corner wood-burning fireplace preserve the classic cabin charm, while every major component has been refreshed for modern comfort. The home is fully winterized for year-round use and even includes EV charging capability, adding modern convenience to this timeless setting. Outside, the transformation continues with extensive landscaping, an RV parking pad, and a spacious deck designed for morning coffee or evening wine overlooking the water. The lot is nearly level, usable, and ideal for lakeside gatherings, swimming, boating, or simply enjoying the view. If you have been searching for a lake property where the work is already done, this is it. A fully renovated Sylvan Lake cabin where you can step straight into summer and stay all year long.