



**437 Sunset Road**  
**Rural Athabasca County, Alberta**

**MLS # A2293102**



**\$309,000**

<b>Division:</b>	Pickeral Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Refrigerator, Garage Heater, Woodshed, Bunkhouses, Free-Standing Wood Stove In Living Room, Wood Stove In Kitchen

Welcome to this beautiful year-round home in the Pickeral Point subdivision on the north end of Skeleton Lake. This fully serviced 3-bedroom, 1-bathroom home offers comfortable living space with tasteful updates and a great setting for both year-round living or a recreational getaway. Inside you'll find a spacious kitchen featuring an antique wood stove, a dining area, and a large, bright living room with plenty of natural light and a freestanding wood stove to keep things warm and cozy. The functional layout provides ample living space for family and guests. Outside, the property is well set up for lake life and entertaining. A double detached heated garage offers excellent space for vehicles, recreational toys, or storage and features a new metal roof and new garage door, along with an RV plug for visiting family and friends. The private yard has plenty of room to relax or gather with friends around the firepit area and includes a woodshed and two bunkhouses, perfect for accommodating extra guests. Just beyond the back property line, a walkway leads directly to the lake access area, making it easy to enjoy everything Skeleton Lake has to offer. For outdoor enthusiasts, ATV and snowmobile trails are located right outside the subdivision, providing year-round recreation.