



**1254 Tamarack Trail
Nordegg, Alberta**

MLS # A2295673



\$829,000

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|------------------|-------------------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 995 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 1.46 Acres | | |
| Lot Feat: | Private, Wooded | | |

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|--------------------|-----------------------------------------------------------------------------------------------|-------------------|-------------|
| Heating: | High Efficiency, Propane | Water: | Cistern |
| Floors: | Vinyl | Sewer: | Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | 34-40-15-W5 |
| Exterior: | Wood Frame | Zoning: | NLR |
| Foundation: | ICF Block | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Wood Counters | | |

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, All Furniture, All Supplies - See Schedule A attached

This property has operated as a successful county-approved short-term rental and is being sold turnkey, fully furnished and equipped. The property can be easily managed remotely, with security, water, sewer and propane systems that can all be monitored and managed off-site. 2026 bookings are already showing strong consistent growth compared to 2025. Welcome to a truly unique mountain retreat located in the growing recreational destination of Nordegg. Set on a rare 1.46-acre private, flat and fully usable treed lot, this beautiful cabin offers privacy, functionality, and year-round enjoyment in one of Alberta's most stunning and up-and-coming outdoor playgrounds. Built in 2019, this 1.5 storey cabin features an open concept layout with soaring ceilings, large windows, and a warm modern rustic design. The custom poplar kitchen with live-edge countertops, open shelving, new stainless steel appliances with propane range and centre island which creates a space that is both functional and visually stunning. The main living area includes a cozy propane fireplace, perfect for relaxing after a day outdoors. The home offers 2 good sized bedrooms, 1 full bathroom with custom cedar shower, main floor laundry, and a loft space for additional sleeping or living area. Built for efficiency and year-round comfort, the cabin features 2x6 wall construction with additional exterior insulation, an ICF foundation, tankless hot water, air conditioning, a 2200-gallon water cistern, and septic tank with heat-traced lines. The property itself truly sets this listing apart. The lot is significantly larger and more usable than many surrounding properties, with flat topography, mature trees for privacy, a large parking area, camping space, storage shed, and future building potential for a garage or additional structure (subject to approval). The property has been fire-smarted with deadfall

removed and landscaping completed with fresh gravel throughout. Enjoy the outdoor living areas including the composite front deck and secluded fire pit area near the rear of the property, all surrounded by beautiful mature forest. Whether you're looking for a private recreational property, a mountain getaway, or an investment opportunity, this Nordegg property offers a rare combination of location, land, and cabin design. GST may be applicable to the sale and is in addition to the purchase price.