



133 Birchcliff Road
Birchcliff, Alberta

MLS # A2300629



\$1,249,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,258 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Beach, Lake, Private		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Stove, Hood fan, fridge, microwave, freezer, all window coverings

Welcome to Birchcliff Hideaway, a detached 4-season lake cabin in the Summer Village of Birchcliff on the quiet north side of Sylvan Lake. This 3-bedroom, 1-bath home offers 1,258 sqft of beautifully updated space, blending rustic charm with modern comfort, including a renovated kitchen with stunning hickory cabinetry and a newer furnace for year-round living. Set on a 9,794 sqft lakefront lot with a rare 62.5-foot width, the property delivers exceptional space and flexibility. Enjoy breathtaking sunset views from the expansive upper lakeside deck, with stairs leading down to a second private deck at the water's edge. The shoreline is boat-friendly and usable, perfect for summer days on the lake. Lovingly maintained by the same owner for over 45 years, this property reflects true pride of ownership. Additional highlights include connection to the regional wastewater system, newly paved roads in Birchcliff, and loads of parking for guests, RVs, or recreational equipment. Whether you are looking for a turnkey lake escape, a long-term hold, or a future custom build site, this Sylvan Lake property offers a rare combination of location, frontage, and potential.