



**645 Lakeside Drive
Rural Vulcan County, Alberta**

MLS # A2302827



\$629,900

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	Full	LLD:	15-15-21-W4
Exterior:	Other, Wood Frame, Wood Siding	Zoning:	REC
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to your summer/year round resort property which is located in Little Bow Resort. The Resort is located on the Travers Reservoir which supplies plenty of activities such as boating, fishing, water skiing, sailing, swimming or even ice fishing in the winter. This wonderful home is plenty large enough with 3 bedrooms. The main floor with lots of large windows is an open plan with a large kitchen which has plenty of room for large gatherings around the island and dining room table. The spacious living room features a beautiful wood burning fireplace for those cool nights. The main level has beautiful hardwood flooring throughout and tile in the bathroom. The lower level features the primary bedroom, laundry room, double attached garage and utility room. Oh yes the home has Central A/C for those hot summer days. The property has a large wrap around deck so you can enjoy the sun or shade whichever is your preference the time. The front deck faces west with the rear deck facing east and the side deck facing south. There's also pulldown shades on the front deck. In the front of this low maintenance property you get a great view of the reservoir from the front deck. Also in front on the ground level you have a private yard with a firepit. There is also an outdoor shower at this level to rinse off all the sand on you from the beach before you head inside. The rear yard has a nicely shaded deck. In the rear yard there is a gazebo to enjoy meals on those warm summer days. There is also RV and extra parking at the rear of the property as well. The home is located on the corner of Lakeside Dr and Canal Lane. Across from the property is a walkway to the water. There's a private boat launch for residents of the community. Also this awesome property features a large 29' x12' secured private boat shed which will be sold with the property. Sound like the place for you? Give your favourite

Realtor a call today for your private viewing.