



**GRASSROOTS**  
REALTY GROUP

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**49 13415 Township Road 752A**  
**Rural Big Lakes County, Alberta**

**MLS # A1228415**



**\$599,900**

<b>Division:</b>	Hilliard's Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 900
<b>Basement:</b>	None	<b>LLD:</b>	20-75-13-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Natural Woodwork, No Smoking Home		

**Inclusions:** .

4 Bedroom 2 Bathroom cottage in Hilliards Bay Estates. Lesser Slave Lake is the perfect backdrop for your year round recreation fulfilment. Hilliards Bay is best know for its pristine sandy beach, recreational amenities in a gated community. You will be immediately drawn to the the earthy tones and highly functioning layout of this breath taking cottage. With your double garage facing the road your entertainment space and family area is in the rear of the cottage situated among nature. The large windows in a historic A frame pattern to absorb as much of the outdoors to indoors as possible. The deck wraps around from the lakeside to the rear of the cabin where you can also access the fire pit. Inside you will find ample space for your family and all of your friends. The open concept living room/kitchen is heated by a gas stove to keep it cozy year round. All of the amenities of home and more. High end appliances in the kitchen including a gas stove. Main floor laundry and a bonus room on the second level. Call, email or text today to view.