



52, 52523 Highway 40  
Rural Yellowhead County, Alberta

MLS # A2062026



**\$340,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Brush, Front Yard, No Neighbours Behind, M		

<b>Heating:</b>	Fireplace(s), Propane, Wall Furnace, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-53-5-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block, Perimeter Wall, Poured Concrete	<b>Utilities:</b>	Electricity Not, Natural Gas Not, Phone Connected, S
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Tankless Hot Water		

**Inclusions:** HOME COMES FULLY FURNISHED

Escape to tranquility and immerse yourself in the beauty of nature at this stunning 3-bedroom, 2.5-bathroom cabin in Gregg Lake subdivision, just 30 minutes north of Hinton off Highway 40. Set on a corner lot, this slice of paradise offers unparalleled privacy with no neighbors on one side and none behind you. Recently renovated with hardy board siding and new shingles, the fully furnished cabin comfortably accommodates 10 guests, including two hide-a-beds in the living room. Embracing an off-grid lifestyle, the cabin is powered by a generator and features a septic holding tank, perfect for those seeking a self-sufficient getaway. Stay connected with a landline, and keep cozy with a wood stove, propane wall heater, and two additional wood stoves for extra warmth. Take advantage of the 2-car detached garage, perfect for storing the included canoe, and discover serenity in this remarkable retreat where nature's beauty and ultimate relaxation await.