



**Unit #32, 45037 801A Township
Rural Fairview No. 136, M.D. of, Alberta**

MLS # A2102461



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	740 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gated, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Co-operative
Floors:	Concrete	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	See Remarks		

Inclusions: Shed and Firepit

G E T A W A Y by the **W A T E R** this summer? This is it! This two bedroom, two bathroom cottage just off the Peace River is perfect for your family gatherings for years to come. Located in Dunvegan Village, minutes from the boat launch. If you like camping but want more amenities and a perfect location to make memories, look no further. It has a fire pit and a shed/workshop and there is a huge covered, wrap around deck with a back screened porch. Down the path to your private lookout, enjoy your morning coffee overlooking the river or perhaps a beverage at sunset. Inside the cottage, you have an open concept kitchen, dining and living area. The kitchen currently comes with a fridge and has hookups for a stove and/or a dishwasher. Lots of cupboards and shelving for all of your supplies. The living room has space for a pullout couch and your TV to relax and watch your favourite movies after a long day outdoors, or host extra guests. The first bedroom has a queen murphy bed so you have the option of using that space as a bedroom or possibly setup as your office away from home. The primary bedroom features a 2 piece ensuite. Off of the main room there is a 3 piece bathroom with a shower. The utility room cleverly has a single bed bunk bed for the kids. It also houses the trickle feed water cistern and has hookups for a stackable washer/dryer. The heating system is hot water baseboard heaters generated from the natural gas. The cottage also is equipped with a fire suppression system as well is part of a private gated community. The Dunvegan gardens is just down the road and it has a kitchen, garden centre, mini gold and an ice cream shop. Rycroft is 15 minutes to the south and Fairview is 20 minutes to the North. Would also make a great cabin for this hunting season; the gated community gives peace of mind when away. Call to book your showing today!

SELLER WILL CONSIDER RENT TO OWN. Note: This property is not an acreage, it is a lot in Dunvegan Village.