



**GRASSROOTS**  
REALTY GROUP

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57, 13415 Township Road 752A  
Rural Big Lakes County, Alberta

MLS # A2108747



**\$469,999**

<b>Division:</b>	Hilliard's Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Baseboard, Boiler, Fireplace(s)

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, See Remarks

**Exterior:** Composite Siding

**Foundation:** Wood

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows

**Water:** Cistern

**Sewer:** Septic Tank

**Condo Fee:** \$ 950

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** Shed, Bedroom Furniture, Living Room Furniture, Kitchen Table, portable water tank, electric mower & week wacker.

A 1300 square foot cottage in the gated community of Hilliards Bay Estates. This storey and a half cottage has everything needed to spend time enjoying everything Lesser Slave Lake has to offer. Within the gated community of Hilliards Bay Estates there is private sandy beaches where the waves roll in endlessly with luxurious views of the lake and sunsets. A recreation area with the option of different sport courts. A variety of hiking trails including the Trans Canada Trail. Winter options including snowmobiling, cross country skiing and fishing. A boat launch and an option of a private boat slip. Stepping up to the cabin you will immediately notice the maintenance free wrap around deck. A private back yard with a fire pit area: a storage shed and wood storage. The back door entrance provides a place for your outdoor gear with a combination coat closet and laundry facilities. The open concept kitchen, dining and living room have spectacular floor to ceiling chalet style windows. The loft upstairs has a sleeping dorm, a three piece washroom and a family room. Call, email or text to book your personalised tour of Hilliards Bay Estates and Cabin 57.