



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

31, 13414 Township Road 752A  
Rural Big Lakes County, Alberta

MLS # A2111491



**\$575,000**

Division:	Hilliard's Bay		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,059 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Lake, Front Yard, Low Maintenance Landscape, Interior Lot, Private, Sloped D		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 900
Basement:	Finished, Full	LLD:	20-75-13-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	BR
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer (all apartment size) all furniture and household items except as outlined in the attached exclusion list

Life is always better at the lake! And this year round cabin offers you an amazing lifestyle you deserve. The beautiful and warm home offers lots of natural wood work giving you the cabin feel you desire. Soak in the lake views from your front deck or sit warm and cozy in the front closed in porch while still enjoying views out over the lake. Three bedrooms and two bathrooms over the two completed levels give you plenty of room to host friends and family while making great memories that will last a lifetime. Or just escape away yourself and enjoy the peaceful tranquility of one of Alberta's premier lakeside resorts. Hilliard's Bay Estates is one of kind and beautifully maintained. Enjoy great beaches, sports courts and playgrounds, boat launch and boat storage/lift opportunities. Not only a summer destination, Hilliard's Bay Estates is a great winter playground too with world class fishing, miles of trails for cross-country skiing, snowshoeing or snowmobiling. This truly is a year round playground. And at the end of your day of adventure, you get to come home to your cozy cabin, unwind and share with friends and family the excitement of the day. The large open concept main living area allows everyone to gather round and share a meal. The fully finished basement provides a walk out taking you to the lower covered porch and out to your tree-lined and intimate firepit area. Memories are made here and for those looking to enjoy a life well earned, you need to come view this fantastic lake view option and see yourself living in this lakeside paradise!