



**GRASSROOTS**  
REALTY GROUP

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**102 Acadia Crescent**  
**Rural Cypress County, Alberta**

**MLS # A2122881**



**\$398,900**

<b>Division:</b>	Elkwater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped, Many Trees, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	24-8-3-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	PP, Provincial Park
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home		

**Inclusions:** Fridge, Stove, BI Dishwasher, Washer, Dryer, Sump pump

Welcome to your spacious retreat in the heart of Elkwater, nestled within the tranquil beauty of Cypress Hills. substantially upgraded and an additional storey was added on in 2011. This cabin offers a perfect blend of charm and modern convenience, providing a home away from home for relaxation and inspiration!! As you step inside, you're greeted by the warm embrace of a sun-filled rooms! The main floor features a living room, dining area, 2 nicely sized bedrooms a full bath and the updated kitchen, out the kitchen door the sun parch is ready for 3 season enjoyment! the 2nd floor offs a gorgeous family/flex room, ideal for gathering the kiddos to play or as the perfect artist's retreat. The super spacious primary bedroom is wonderful for a king bed or even pile in a couple beds for the family, with an oversized closet that could easily become an additional bedroom; this set up is allows for so many options! Bright Windows frame picturesque views of the surrounding landscape, inviting natural light to dance across the floors and illuminate the space. This cabin boasts three bedrooms, each offering a peaceful sanctuary for rest and rejuvenation after a day of exploration. The two full bathrooms ensure convenience for all guests. The full basement is functional and provides for ample storage, there is a family room and den that could easily become a wonderful additional space with some upgrades, even a 4th bedroom if that's what you need! Outside you'll find a oversized boat house, which make wonderful storage for your toys or a great workshop, there is a large private deck and excellent room for fun and game on this large corner lot! Outside, nature's playground awaits just steps from your door. Take a leisurely stroll to the nearby lake, where you can enjoy swimming, fishing, or simply basking in the serenity of your surroundings. With its spacious interior,

perfect location, and proximity to outdoor adventures, this cabin in Elkwater is the perfect retreat for those seeking a balance of comfort and nature's beauty. Whether you're seeking relaxation or inspiration, this cabin welcomes you to experience the magic