



409 3 Street
Rural Cypress County, Alberta

MLS # A2127662



\$565,500

Division:	Elkwater		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,775 sq.ft.	Age:	1947 (77 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating:	Fireplace(s), Natural Gas, Wood	Water:	None
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-8-3-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	PP, Provincial Park
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s)		

Inclusions: wood Stove, Windows Coverings, 2 Gazebos, Patio Storage Boxes, Wood Shed and Firewood

Lake life is calling at this lovely 1780 Sqft house in Elkwater! Nestled in the beautiful Cypress Hills, both tranquility and recreation are abundant. Fresh, modern updates meet rustic charm at this 3 Bedroom Split Level. Great curb appeal as soon as you drive up. Step into this charming abode and be greeted by the fresh allure of new paint adorning in various parts of this home. The front yard has been transformed into a wonderful gathering place, featuring a fire pit, gazebo and patio area. The driveway offers plenty of space for visiting guests, Boat or RV parking! Step into the tastefully renovated kitchen, featuring lovely white cabinets, granite countertops, a generous island and a wood-burning stove. Next to the main floor is a spacious dining and living area: perfect for entertaining or relaxing with the family. Right off the kitchen is a bedroom/office with access to laundry and bathroom. Head up to the next floor and embrace that cozy cabin vibe, with a grand stone fireplace and vaulted ceilings! In addition to its aesthetics, this home has been equipped with modern conveniences, including a brand-new hot water tank and brand-new dishwasher. You can trust in the reliability and efficiency of these new additions. Imagine the winter nights spent cuddling up on the couch and reading a book in front of the fire. In the summer, step out onto the back deck for a private place to take in the fresh air. The third floor offers a spacious loft area, primary bedroom with 2 piece ensuite and access to an upper deck: another great area to enjoy living amongst the beauty of the Hills. This home will surely be a place you love to stay, but great fun can be found right outside your front door... Enjoy those summer days on the water: fishing, boating, kayaking or relaxing on the beach! Hit the bike and hiking trails of this area or meander down the lakeside path. Just a short drive from

Reesor Lake, Spruce Coulee and a golf course, there are endless places to explore and enjoy. In the winter, Hidden Valley Ski Resort is just minutes away, or take your snowshoes out on the many trails within the park! This house is perfectly set up to enjoy all year round or use it as your home away from home! Whether you seek relaxation or adventure, this will be a place you'll love to be to get away from it all.