



**13414 Township Road 752A
Grouard, Alberta**

MLS # A2169203



\$564,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,060 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.22 Acre		
Lot Feat:	Low Maintenance Landscape, Sloped Down		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	ICF Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 900
LLD:	-
Zoning:	Communal Recreational
Utilities:	-

Inclusions: N/A

This cottage has 2,120 square feet of finished living space within the exclusive gated community of Hilliards Bay Estates, situated on Lesser Slave Lake, Alberta's second-largest lake. The second floor features an inviting kitchen, spacious living room, and master bedroom, all designed to maximize the lake views. The walk-out basement includes two additional bedrooms, a full bathroom, and a cozy family room, making it perfect for gatherings. You'll appreciate the generous front entrance with ample storage for outerwear, as well as a walk-in pantry and a large upper deck for outdoor enjoyment. The home comes furnished and features convenient amenities such as hot water on demand and heavy-duty recycled rubber tiles in the walk-out area, ensuring durability and low maintenance. An octagonal shelter, or enclosed gazebo, on the upper deck, is equipped with a fire pit, creating an ideal spot for friends and family to gather and enjoy each other's company. The property is thoughtfully landscaped with mature trees for added privacy and includes a dedicated outdoor fire pit area. Additionally, there is a shed for extra storage, making this property both functional and inviting with minimal yard upkeep required. Call today to book your lakefront resort tour.