



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2169203**



**\$564,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 900
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Communal Recreational
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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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.