



GRASSROOTS
REALTY GROUP

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Hilliards Bay Estates #121 Rural Big Lakes County, Alberta

MLS # A2187522



\$460,000

Division:	Hilliard's Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,219 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Golf Cart Garage, Off Street, RV Access/Parking		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum		

Inclusions: n/a

Discover your dream lakeside retreat in the exclusive gated community of Hilliard's Bay Estates. This meticulously maintained home offers the perfect blend of natural beauty and modern convenience, nestled on an expansive lot just shy of a double size. With private sandy beaches, panoramic views of Lesser Slave Lake, and endless outdoor activities, this property is a haven for nature lovers and outdoor enthusiasts alike. Enjoy year-round recreation, including hiking, snowmobiling, cross-country skiing, and fishing. Community amenities include a boat launch, optional private boat slips, sports courts, playgrounds, and vibrant annual events. Nearly 1 km of pristine lakefront and breathtaking boreal forest surround the property, creating an idyllic escape. The home features an open-concept kitchen, dining, and living area with vaulted ceilings and floor-to-ceiling chalet-style windows that flood the space with natural light. The spacious main floor includes a large boot room with laundry, a beautifully updated four-piece bathroom, and a private primary bedroom with garden doors leading to a secluded deck. Upstairs, the loft offers a family room, an additional bedroom, and a two-piece bathroom. Outside, the fully landscaped yard is perfect for relaxation or entertaining, with a large front deck, fire pit area, and lush green grass. Two driveways, one in the front and back, provide ample parking for vehicles, boats, and campers, while the golf cart garage with a loft and bathroom adds convenience and versatility. With annual condo fees of just \$900 ensuring well-maintained roads, parks, and shared spaces, this property offers a low-maintenance lifestyle in a serene lakeside setting. Don't miss your chance to own this rare gem—schedule your showing today and experience the perfect combination of tranquility and refined living!

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