



GRASSROOTS
REALTY GROUP

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7, 112004 Township Road 82A
Rural Forty Mile No. 8, County of, Alberta

MLS # A2190711



\$759,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,697 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.90 Acre		
Lot Feat:	Lake, Landscaped, Open Lot, Private, Standard Shaped Lot, Underground Sp		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Asphalt, Vinyl Siding
Foundation:	Block, Piling(s)
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Water:	Co-operative
Sewer:	Holding Tank
Condo Fee:	-
LLD:	15-8-11-W4
Zoning:	RA
Utilities:	-

Inclusions: above ground pool, security cameras, winter fencing

Your Waterfront Retreat Awaits! Nestled on nearly an acre of prairie land, this unique waterfront property offers the perfect blend of relaxation and recreation. From the moment you arrive, you'll feel the pride of ownership that has gone into creating this serene haven. This immaculate 1,697 sq. ft. home, built by Triple M Homes, features a spacious layout with 4 bedrooms and 2 bathrooms—ideal for families or guests. The heart of the home is the open concept living room, kitchen and dining room area. The kitchen is complete with upgraded wood cabinetry, perfect for cooking and entertaining. The open dining/living room area flows seamlessly to the expansive private deck, where you can take in the amazing prairie views. The master suite offers a true retreat with a generous walk-in closet, enough room for a king-sized bed, and a luxurious five-piece ensuite. Three additional bedrooms, along with a 4-piece bathroom, ensure there's plenty of room for everyone. For added convenience, the laundry facilities are located just off the back entrance, adjacent to the energy-efficient furnace. And on those hot summer days, enjoy the comfort of central air conditioning throughout the home. Step outside and discover your own personal paradise. The 30x36 garage offers ample storage for all your toys and doubles as the perfect space for family gatherings. There are also 3 dedicated 30-amp RV plugs and an RV dump station, making it easy to accommodate additional guests with RVs. A short walk down the hill leads to your semi-private boat marina, which is easily accessible regardless of the lake's water level. The backyard is your personal oasis. Relax on the large, private deck, complete with a gas fed fire pit, perfect for cozy evenings under the stars. Take a dip in the fenced-in, above-ground heated pool, situated on a secure cement

pad with a poolside deck. The pool meets all insurance and safety requirements, including a security system. This property offers Bluetooth-controlled irrigation for a lush, year-round landscape, as well as trees that add shade and tranquility. The 2,000-gallon septic tank offers reliability, while membership in the Twin Tundra Water Co-op ensures year-round water access. With a filtration system on-site, the water is potable, out of the tap. This turn-key retreat is ready for you to simply move in and start enjoying. Whether you're seeking adventure or a quiet place to unwind, this property has it all. So pack your swimsuit, grab some steaks and your favorite beverages, and get ready to make unforgettable memories by the lake. Don't miss out on this exceptional opportunity. See you there!