



GRASSROOTS
REALTY GROUP

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**73078 Southshore Dr
Widewater, Alberta**

MLS # A2193521



\$749,900

Division:	Widewater		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,800 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	3.52 Acres		
Lot Feat:	Back Yard, Beach, Cleared, Few Trees, Front Yard, Garden, Irregular Lot, Lake Access		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Slate, Stone, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Log, Stucco, Wood Frame	Zoning:	HR - Hamlet Residential
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your dream home! Nestled on the serene shores of Lesser Slave Lake in the charming hamlet of Widewater, this magnificent lakeside custom home offers amazing beauty and tranquility. Boasting four spacious bedrooms and two bathrooms, this residence is perfect for family living. The primary bedroom is a true retreat with its large walk-in closet and beautiful ensuite. The main floor features a generously sized laundry room, providing convenience and ease. An elegant spiral staircase adds a touch of sophistication, leading to a spacious family room with a cozy den, ideal for relaxation and entertainment. The breakfast nook is the perfect spot to enjoy your morning coffee, and the large kitchen is a chef's delight with its custom cabinetry and ample storage space. South-facing windows flood the home with natural sunlight, creating a warm and inviting atmosphere. Outdoors, you'll find a double detached heated garage, ensuring your vehicles stay warm during the winter. The beautifully landscaped 3.52-acre lot is surrounded by trees, offering breathtaking lake views and beach access. A winding, lit-up driveway welcomes you home with charm. Patios and decks on all four sides of the house provide the ultimate outdoor enjoyment, while the large deck with a covered BBQ is perfect for hosting gatherings. For those who love adventure, this property offers RV parking and an electrical hook-up, ready for your next escapade. The greenhouse is a dream come true for gardening enthusiasts. The community of Widewater is known for its friendly neighbors and stunning views, and you'll have close access to fishing, beaches, boat marinas, campsites, hiking, cross-country skiing, and ice fishing! Don't miss this rare opportunity to own a piece of paradise.

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