



**GRASSROOTS**  
REALTY GROUP

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**27 Jarvis Bay Drive**  
**Jarvis Bay, Alberta**

**MLS # A2194480**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Beach, City Lot, Fruit Trees/Shrub(s), Lake, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** RIDGE, OVEN, COUNTER TOP STOVE, HOOD FAN, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, WATER SOFTENER

Discover the allure of this charming 3-bedroom, 2-bathroom home, perfectly positioned opposite the Lake and Petro beach and walking distance to Lakeshore Drive! Step inside to find the well laid out main floor that showcases hardwood floors and flows from the open concept living room, to the dining area and updated kitchen with stainless steel appliances that overlooks the large backyard with a fire-pit and oversized deck. Upstairs, find three generous sized bedrooms as well as the main bathroom designed for relaxation with a tub and separate shower. Upstairs is also home to the conveniently located laundry, as well as another great size living room with tons of natural light from a large lake-view window. From here, step out onto the front balcony where lots of evenings are spent listening to the sound of the waves at the beach while watching the beautiful sunset. The 6,500-square-foot lot is a Summer dream. When you aren't on the water or at the beach, there is plenty of space in both the front and back yard to enjoy some outdoor games, soak up the sun, or sit around a fire. This home is equipped with a well and is connected to the Village of Jarvis Bay sewer system. Whether you're looking for a vacation home, or somewhere to enjoy the beauty of Jarvis Bay all year round, this property leaves little to be desired.