



**GRASSROOTS**  
REALTY GROUP

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**Lot 100 Fivestar Golf Course  
Rural Smoky River No. 130, M.D. of, Alberta**

**MLS # A2204201**



**\$245,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond, Landscaped, Many Trees, On Golf Course		

<b>Heating:</b>	Forced Air, Propane
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Metal
<b>Basement:</b>	None
<b>Exterior:</b>	Log
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Vaulted Ceiling(s)

<b>Water:</b>	Cistern
<b>Sewer:</b>	Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	2-76-22-W5
<b>Zoning:</b>	.
<b>Utilities:</b>	-

**Inclusions:** N/A

Escape the hustle and bustle of city life with your family and immerse yourself in nature at this stunning 1.5-story log cabin, nestled in the exclusive, gated community of Fivestar Golf Course. Situated on a private, expansive lot just a minute's walk from the Smoky River, complete with a sandy beach and beach volleyball court, this property offers the perfect blend of luxury and rustic charm. The generous lot provides ample space for guests to park their RVs, ensuring that everyone can join in on the fun. The property also includes a 20'x16' powered detached garage, ideal for storing all your outdoor toys and gear. In the evenings, enjoy the privacy of your own secluded firepit area, perfect for gathering under the stars. The 38'x10' covered deck invites you to relax and take in the serene surroundings, no matter the weather. Step inside the cabin, and you're welcomed by an open-concept living, kitchen, and dining area, featuring massive windows that flood the space with natural light and highlight the beautiful hardwood floors. The main floor also offers a cozy bedroom and a spacious 3-piece bathroom. Upstairs, the loft-style bedroom provides ample room for two beds, making it an ideal retreat after a day of outdoor adventure. This cabin is move-in ready—just bring your suitcase! Fully equipped for year-round living, it comes furnished and includes recent upgrades like a new furnace, hot water tank, and pressure pump. Not to mention, the logs were professionally refinished in August. Whether you're quadding, dirt biking, snowmobiling on the extensive trail system, enjoying water sports, or playing a round at the luxurious 9-hole Fivestar Golf Course, this cabin offers the ultimate getaway for outdoor enthusiasts. Don't miss out on this unique opportunity—your dream retreat is waiting!

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