



**GRASSROOTS**  
REALTY GROUP

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157 Grand Avenue  
Norglenwold, Alberta

MLS # A2207639



**\$1,580,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,486 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Beach, Gentle Sloping, Lake, Landscaped, Lawn, Many Trees, Private, Secluded		

Heating:	Baseboard, In Floor, Electric, Fireplace(s), Natural Gas, See Remarks, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Shingle Siding, Wood Frame, Wood Siding	Zoning:	R
Foundation:	None	Utilities:	-
Features:	Built-in Features, Vinyl Windows		

**Inclusions:** Dock, Water pump system, 2 TV wall mounts

This beautifully updated "CABIN" is nestled in a cozy private setting on a large well treed lot in the Summer Village of Norglenwold. It is also adjacent to a lush Municipal reserve to add to your private getaway! Large decks on both the lakefront and lake back sides allow you to bask in the sunshine at any time of the day! The cabin was renovated and boasts hardwood and aggregate floors with underfloor heat. Newer windows and doors provide lots of natural light and you won't be able to stop looking at the beautiful red Brick fireplace and brick feature wall! There is a huge heated detached garage complete with an additional room. Kids or grandbabies will take over the loft area on the third level which is not included in the sq footage on the listing. Dock is also included! Nothing to do on this fine lakefront but move in, relax, and enjoy!