



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

C47 Forty Mile Park
Rural Forty Mile No. 8, County of, Alberta

MLS # A2208715



\$279,900

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	865 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Level, Open Lot		

Heating: Baseboard, Electric

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Perimeter Wall, Poured Concrete

Features: Open Floorplan, Vinyl Windows

Water: Other

Sewer: Holding Tank

Condo Fee: -

LLD: 28-8-11-W4

Zoning: REC

Utilities: -

Inclusions: household furnishings such as couches, beds; exterior furnishings such as fire pit, RV trailer, 8 x 8 shed, outdoor swing, electric fireplace;

Discover your affordable getaway at Forty Mile Park! This charming 856 sq. ft., two bedroom bungalow cabin offers all the comforts of home, in a beautiful lakeside setting. Listed at \$279,900 this turn-key property comes fully furnished, including appliances, beds and living room furniture so you can move right in and start enjoying lake life. For the extra guests, an RV Trailer is included and there's a 30 amp outlet for RV plug-in making hosting a breeze. The outdoor space is designed for relaxation, featuring a bricked fire pit area and a rear deck with durable Trex decking (new in 2020). The cabin also features a newer roof in 2022, water purification system and underground sprinklers to keep the yard lush. Located on leased land, this retreat is steps from Forty Mile Dam, where you can enjoy boating, paddle boarding, kayaking, swimming and fishing. Whether you're looking for a summer escape or a weekend retreat, this well-maintained cabin offers everything you need for lakeside living. It's time to think about you're doing this summer!