



GRASSROOTS
REALTY GROUP

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A23 Forty Mile Park
Rural Forty Mile No. 8, County of, Alberta

MLS # A2209350



\$610,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	1 and Half Storey		
Size:	2,156 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Beach, Interior Lot, Lake, Landscaped, Level, Views		

Heating:	Forced Air	Water:	Cistern, Private
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	28-8-11-W4
Exterior:	Wood Frame	Zoning:	REC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: closet organizers, partial pail of peroxide, master bedroom furniture, dining room table chairs and bench, island stools x 3

Discover your dream lake retreat with this spacious 2156 sq. ft four season cabin in the heart of Forty Mile Park! Built in 2017 with the intention to make it a year round home, this beautifully designed home offers the perfect balance of comfort, style and fantastic lake views. With three bedrooms, three bathrooms and a bonus room for extra overnight guests, there's plenty of space for family and friends. The primary bedroom, located on the main floor, is a true sanctuary, featuring a walk-in closet and a private three-piece ensuite. Designed for relaxation and entertaining, you can enjoy ideal your morning coffee or morning sunrises from the upper deck overlooking the water. The front yard also faces the lake, providing great views from multiple vantage points. This property is built for year-around enjoyment, offering all the comforts of home in a peaceful lakeside setting. Whether you're looking for a weekend getaway or a permanent escape, this incredible cabin at Forty Mile Park is a rare find. Don't miss the opportunity - start making memories at the lake today!