



GRASSROOTS
REALTY GROUP

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Block 3 #9
Rural Big Lakes County, Alberta

MLS # A2209760



\$89,900

Division:	Winnagami		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	512 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Gravel Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Wood Stove
Floors:	Laminate
Roof:	Metal
Basement:	None
Exterior:	Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan

Water:	Cistern
Sewer:	Holding Tank
Condo Fee:	-
LLD:	35-76-18-W5
Zoning:	Recreational
Utilities:	-

Inclusions: n/a

Welcome to this cozy retreat at Winagami Lake Provincial Park! This charming 1 bedroom, 3 piece bath features knotty pine walls for a rustic decor, and sliding doors that let in an abundance of light. Enjoy a wood stove for those chilling nights. The kitchen features ample cupboards, and an island for all your kitchen storage needs. Garden doors lead to a deck, perfect for easy access to your barbeque, and outdoor oasis! Outside features a fire pit area, perfect for hosting gatherings and creating lasting memories with family and friends. An outdoor storage shed also provides extra space. Enjoy the convenience of dock access, with a new dock on this row! Winagami Lake Provincial Park features walking and bike trails, an outdoor wading pool, and boat launch. Enjoy fishing, boating, or simply relax and enjoy what cottage life has to offer! Located less than 30 minutes from High Prairie and McLennan. Call today for a viewing!