



GRASSROOTS
REALTY GROUP

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26 Lakeview Drive
Rural Cypress County, Alberta

MLS # A2213227



\$428,000

Division:	Elkwater		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	540 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Private, Secluded		

Heating:	None	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-8-3-W4
Exterior:	Cedar, Log	Zoning:	PP, Provincial Park
Foundation:	Block, Piling(s)	Utilities:	Other
Features:	See Remarks		

Inclusions: All furniture, kitchen pots and pan and dishes.

Beautiful Cedar Log Cabin, secluded, up on the picturesque hill with 360 degree views of mountain and lake. Located in Alberta Cypress Hill Provincial Park townsite of Elkwater. Living room with wood burning stove. Lots of windows. 2 bedroom, kitchen and dining area. This refurbished 3 season cabin has numerous upgrade in the last few years. They are plumbing lines, sewer lines, electrical wiring and 100 amp electrical panel, gutters, window blinds, limestone laminate flooring, curb stop valve, cougar smart wood skirting. Also, sandblasting, restoring and revitalizing all exterior cedar to original, and finishing with new stain. Including all furnitures and dishes/pots and pans. Cabin is bearing on 16" X 16" concrete pad columns. Outdoor enjoyment at the lake are swimming, fishing, boating, paddling. Trails for hiking, biking, golf course, sky hill etc. Year round enjoyment is possible with a Dragon ceiling fan heater or furnace installed. Land lease, water, sewer, garbage total \$2030 a year including gst. A new set of stairs up to the cabin will be built at the end of August.