



## 109 Sidor Place Rural Lac Ste. Anne County AB

\$245,000

This home was exceptionally built using QUALITY PRODUCTS and is waiting for your finishing touches. This quaint home on .5 acre is nestled in a cul-de-sac and features ICF WALLS from BASEMENT to ROOF, 19 TRIPLE GLAZED argon filled vinyl windows (\$25,000 value), the floors are DOUBLE JOISTED to accommodate the weight of a concrete floor, a METAL ROOF and very low maintenance ACRYLIC STUCCO finish the outside. Inside is a REBURNER wood stove, WATER SOFTENER, & a POOL TABLE. 2 egress windows in basement for future bedroom. Has a DRILLED WELL, SEPTIC SYSTEM with field (more cost effective than a holding tank), a large shed with aluminium flooring, a firepit area, horseshoe pit, plus a COVERED CONCRETE PATIO to relax & enjoy nature. It is even prewired for a hot tub. The house was built with "Ease of Maintenance" in mind. Warwa Estates has a BOAT LAUNCH at the end of the road and COMMUNITY MAILBOXES at the entrance. Near a Buck for Wildlife area to quad, hunt or hike. Close to fishing & snowmobile trail.

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