



## 342, 57230 Range Road 25 Rural Barrhead County AB

\$239,000

This lake lot property is located on the north side of Moonlight Bay with a 900+sqft year round living home surrounded by mature trees giving you privacy. Paved roads make it easily accessible. Home has a 1200 gallon cistern water supply & 1200 gallon septic holding tank. Open concept in the kitchen, living and dining room that branches into the 2 bedrooms, 4pc bathroom, pantry, laundry/storage room & a den/bonus room that has a big window to bring in sunlight. Primary Bedroom has a patio door that goes into the backyard. Many extras including XL storage in the laundry/storage room, screened veranda, front & back decks, storage sheds, hot water on demand, metal roof, landscaped yard, play structure & firepit. Lake access is east of the property down Duncan Road through a park reserve path where you can carry a Canoe, Paddle Board or Kayak to enjoy the beautiful lake. Lac la Nonne Lake is fairly large (11.8 km<sup>2</sup>) and deep (maximum depth 19.8 m) Nearest town is Barrhead 29km, 98 km northwest of Edmonton

Listing Presented By:



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