



## 4206 Spruce Cove Rural Lac Ste. Anne County AB

\$315,000

Tucked away in a nature lover's paradise, this delightful 3-bedroom, 1-bath bungalow serves as either a year-round residence or a seasonal retreat—it's up to you! Conveniently located near amenities, it offers a tranquil and relaxing atmosphere surrounded by nature. Cozy up around the unique wood burning fireplace in the living room. Revel in the sights and sounds of the serene backyard, which features a spacious deck, a large firepit area, and three sheds. The durable painted cedar exterior is built to last! The owners have made numerous recent upgrades: a new cistern and septic holding tank (2024), new shingles (2023), 100 amp service (2023), a new furnace and 80-gallon hot water tank (2023), plus a new kitchen and flooring throughout (2023), among others! There's also ample space to construct your dream garage. Don't forget your kayak for exciting adventures on Sandy Lake, just a stone's throw away. This hidden gem is attractively priced, making it an ideal choice for your getaway or full-time home!

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