



## 812 8 Street Rural Lac Ste. Anne County AB

\$89,900

This cozy little cabin at West Cove (Lac Ste. Anne) is on a large pie lot! Very private with mature spruce trees and a solid, high cedar fence enclosing the back yard. Lots of room to park a trailer in the front and alley access in the rear. Double gates to park your boat on gravel in the back yard. The cabin has a boot room/sitting room and a main living space, heated by a vintage McCLARY wood-burning stove. A propane stove/oven for cooking, small water tank, sink with hot water heater and pump, 60amp electrical and window A/C. Comes fully furnished with a futon sofa, dining table, and lounging chairs. A cedar deck, 2 well-built storage sheds (10'x10' w/ dbl doors and 8'x8'), wood sheds, a firepit and a large, clean outhouse with power and underground 1200 Gal septic holding tank! This affordable property is ready to enjoy today and has lots of room for future development. An excellent location at the end of a paved, lighted, quiet cul-de-sac and close to the lake! RV and BOATS are NOT INCLUDED in sale.

Listing Presented By:



Originally Listed by:  
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