



# 401 Sunset Drive Rural Vulcan County Alberta

\$424,900

\*\* Please click on "Videos" for 3D tour \*\* Original owners - first time offered! This bungalow has amazing views of the lake, a green space behind and is only 2 blocks from the beach! Fantastic features include: large 774 sq ft covered deck on 3 sides of the home, fully developed walk-out basement, concrete parking pad & gravel pad for up to 4 vehicles, 4 bedrooms plus a massive 14 x 17 bedroom/playroom (that could be converted back into a garage), 2 full bathrooms, large corner lot, new roof (2023), BBQ gas line on upper deck, A/C, U/G sprinkler system, fire pit, newer paint, central vacuum, & much more! The resort offers a campground for guests of owners, 2 boat launches/floating docks, fishing, swimming, cross-country skiing, skating - just some of the options at Little Bow Resort! (id:6769)

Recreational, Games room 15.00 M x 17.00 M

Bedroom 9.50 M x 10.00 M

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3pc Bathroom 7.00 M x 7.00 M

Other 14.00 M x 17.00 M

Living room 16.00 M x 15.00 M

Dining room 12.00 M x 9.00 M

Kitchen 13.00 M x 11.00 M

Primary Bedroom 11.50 M x 10.00 M

Bedroom 9.00 M x 11.00 M

4pc Bathroom 8.00 M x 8.00 M

Listing Presented By:



Originally Listed by:

RE/MAX Landan Real Estate

<http://www.MichaelNiemans.com>



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