



## Rural Parkland County Alberta

\$289,900

YEAR-ROUND LAKE HOME! 1.5-story home on half an acre in the quiet lakefront residential subdivision, Whitewood Sands, located on the north shore of Lake Wabamun. 800 square feet above grade plus a partial, fully finished basement. On the main level: a mudroom at each entrance, living room with wood-burning fireplace, upgraded kitchen with eat-up two-tier island and primary bedroom with back deck access. An upper loft provides a cozy play area for kids. In the basement: one additional bedroom and a 3-piece bathroom with clawfoot tub. Outside: a private oasis with plenty of mature trees, front and back decks, patio, two storage sheds with power, gazebo with power, playground area and a firepit area that also has water and power. Located only 10 minutes to Wabamun Pier and 15 minutes to Wabamun Municipal Beach; easy access to Yellowhead Highway. (id:6769)

Bedroom 2 2.85 m X 3.62 m

Living room 3.4 m X 7.06 m

Dining room Measurements not available

Kitchen 3.27 m X 3.96 m

Primary Bedroom 4.64 m X 2.95 m

Mud room 2.54 m X 2 m

Loft Measurements not available

Listing Presented By:



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Royal LePage Noralta Real Estate

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