



## Rural Parkland County Alberta

\$399,000

This STUNNING Lakefront Property awaits! How would you like to wake up to beautiful, UNOBSTRUCTED VIEWS OF SPRING LAKE? This charming 2 bedroom, 2 bathroom open concept home is waiting for your personal touch, and will make you feel like youre LIVING ON AN ACREAGE with the vast open LAKEFRONT SPACE in the BACKYARD. The cozy wood stove keeps heating costs to a minimum and the NEW ICF BASEMENT with SEPARATE ENTRANCE features in-floor heating and is ready to be finished to your liking. This home is just STEPS AWAY FROM THE WATER and as a resident of the Village you will have YEAR-ROUND RECREATIONAL ACCESS to a multitude of seasonal activities from paddle boarding to ice fishing. Stony Plain is located just 12km away and if you commute to work, you will have QUICK ACCESS to HWY 16A. Upgrades Include: ICF Basement Foundation, Holding Tank, Gas Line, Tankless Hot Water - 2017 (id:6769)

Living room 5.46 m X 3.62 m

Dining room 2.57 m X 2.42 m

Kitchen 4.74 m X 2.79 m

Bedroom 2 3.57 m X 2.91 m

Family room 5.79 m X 6.57 m

Primary Bedroom 3.6 m X 2.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.katicrawfordhomes.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net