



## 1023 10 Street Rural Lac Ste. Anne County AB

\$344,900

IDEAL YEAR ROUND RECREATION PROPERTY just 45 minutes from Edmonton. EXTENSIVELY RENOVATED AND LOVED this property is sure to impress. PIE LOT at the end of the cul de sac, NEXT TO PARK space, just a 5 min walk to the COMMUNITY BEACH AND PIER. Property is READY TO USE with all furniture and items included. MAIN CABIN with 2 bedrooms, full kitchen with door to back yard that is FENCED FOR PETS, updated bathroom and an open living room FULL OF NATURAL LIGHT. Deck is partially covered with lots of ROOM TO ENTERTAIN. Central firepit and rustic wood shed surrounded by mature trees for those late summer nights. 20X30 GARAGE WITH ALL THE UPGRADES - Epoxy floor, Heated, water and sewer, work bench, shelving, washer/dryer, freezer, EVERYTHING IS INCLUDED. Upstairs to the SEPARATE LOFT set up with bedrooms 3 and 4 and generous BONUS ROOM, ready for finishing touches and useable just the way it is. GREAT NEIGHBORHOOD AND NEIGHBORS in West Cove @ Lac St.Anne, is very welcoming. RARE OPPORTUNITY IS A MUST SEE!!!

Listing Presented By:



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