



## Rural Athabasca County Alberta

\$425,000

Lakefront at Island Lake! Large, private half acre lot in the sought after community of Island Lake South with a 2005 Winalta home featuring 3 bedrooms & 2 bathrooms. The large master has a 4 piece ensuite & walk-in closet, spacious kitchen with island and plenty of cupboard space, dining area, large living room with wood fireplace, 2 spare beds, additional 4 piece bath and nook/den that overlooks the lake. Imagine the peaceful mornings enjoying your morning coffee overlooking the lake or relaxing nights with friends and family gathered around the fire. Great location with pavement all the way to the property, a 2 minute walk to the outdoor rink, tennis or pickleball courts or the newly renovated hall. The home is fully serviced for year round use, 1500 gallon cistern for water and 1500 gallon holding tank for sewer. Island Lake is one of the cleanest lakes in Alberta, with a fantastic community, it is tough to find lakefront homes under \$500,000 at Island Lake, start living the lake life today! (id:6769)

Living room 4.23 m X 5.7 m

Dining room 2.71 m X 3.55 m

Kitchen 3 m X 6.25 m

Family room 2.76 m X 5.7 m

Primary Bedroom 3.93 m X 4.03 m

Bedroom 2 2.96 m X 2.61 m

Bedroom 3 2.97 m X 2.6 m

Listing Presented By:



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