



## 711 - 3003 TWP RD 574 Rural Barrhead County AB

\$625,000

GET LOST AND FIND YOURSELF HERE! This GREAT LAKEFRONT 3 bedroom, 2 bath bungalow with WALK-OUT basement has everything you need. The covered deck on the west side offers stunning views of Lac La Nonne. (In fact, there is a total of 1248 sqft of wrap-around decks!). FEATURES include: 2x6 walls, underground power, 100' drilled well, HUGE 65' x 180+' deep lot, large 2000 gal septic holding tank, in floor heat in basement, newer insulated garage on grade-beam with 2x6 walls & 220 power. There is even a fully-functional outdoor shower plus the property comes with all the wooden docking materials & boathouse....this is a really good area of the lake where the water gets deep pretty fast...perfect if you're into boating. You can even have it as a turnkey property as all the contents are negotiable.

Listing Presented By:



Originally Listed by:  
RE/MAX Results

km55.remax@gmail.com  
<http://kimmartin.remaxresults-ab.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)