



## Rural Athabasca County Alberta

\$354,900

Welcome to this quaint and beautifully maintained lake cottage, perfectly positioned on a private half-acre back lot with reserve land behind, offering peace, privacy, and the best of lake life without the crowds. This charming 1 1/2-storey home is just steps from the boat launch, with paved access right to the driveway, includes access to a stunning beachfront and playground ideal for families, guests, and summer memories. Inside, you'll immediately feel the care and pride of ownership. A wood-burning fireplace anchors the main living space, while large windows frame gorgeous nature views, filling the home with natural light. The lush, manicured yard creates a serene outdoor retreat, perfect for morning coffee or evening fires under the stars. The layout is thoughtful and inviting. Primary suite on the main level. Two spacious bedrooms and a full bathroom upstairs. Basement featuring a rec room, wet bar, versatile flex room for guests, games, or hobbies. Year round property. Charming cottage waiting. (id:6769)

Laundry room 3.61 m X 2.99 m

Recreation room 6.05 m X 5.39 m

Living room 4.51 m X 4.25 m

Dining room 2.49 m X 3.74 m

Kitchen 2.85 m X 3.94 m

Primary Bedroom 3.86 m X 3.19 m

Bedroom 2 3.39 m X 3.15 m

Bedroom 3 4.43 m X 4.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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