



## Rural Lac Ste. Anne County Alberta

Yellowstone

**\$275,000**



Charming year round cottage just a Stone's throw from the shores of Lac Ste. Anne, with a spot for your boat on The Village's Dock available to you. Start your family's LAKE LIFE journey w/this cozy 2bed Bungalow located in the SUMMER VILLAGE of YELLOWSTONE backing onto a green space that takes you right to the waters edge. Less than an hour from Edmonton & move in ready featuring extensive upgrades to the home including: new bathroom, kitchen, updated fixtures, NEW flooring throughout, Astoria lighting, upgraded walls & insulation, NEW HE furnace, A/C, fuse box/wiring throughout, new wood stove w/chimney & fire guard, hot water tank, shingles, hot tub & outside gazebo plus a fresh coat of paint inside & out! Enjoy an outdoor paradise w/lavish perennial gardens providing a cover of privacy & offering a spectacular rainbow of summer color for your enjoyment! Seize this incredible opportunity to invest in endless summer adventures with family & friends and make this charming lake retreat your own! (id:6769)



### Tyson V. Moroz

Royal LePage Noralta Real Estate

Phone: (780) 920-0550

<https://tysonmoroz.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada