



## 28 Beaver Avenue Island Lake Alberta

\$699,000

Discover an extraordinary opportunity with this unique lakefront property, nestled on a generous half-acre lot with spectacular views in the bay at the prestigious Island Lake in the County of Athabasca. Just under two hours from Edmonton, this enchanting retreat offers a serene escape, perfect for creating lasting memories, whether you're looking for a weekend getaway, a family gathering spot, or a peaceful place to build your dream home and spend your retirement years. This property is ready for summer fun with a 1984 two-bedroom mobile home ideally positioned on the north boundary of the lot, providing ample space to host additional RVs for visiting guests. Fully equipped with all services, the property includes a drilled well, an 1800-gallon septic tank servicing the mobile home, and an additional 1000-gallon tank for RVs, as well as power and natural gas. The landscape is thoughtfully designed to enhance your outdoor living experience, featuring a large deck off the mobile with a two-year-old 7-person saltwater Arctic Spa hot tub (wifi controlled \$23,000 new), and a picturesque gazebo ideal for family gatherings by the fire. The stairwell leads you down to the waterfront and a stunning beach area, inviting you to indulge in the pleasures of lake living--from boating and fishing to simply relaxing by the water's edge. This idyllic setting offers not just a place to enjoy family time, but a canvas on which to paint your dream lifestyle, surrounded by the tranquil beauty of nature. (id:6769)

Primary Bedroom 14.83 Ft x 12.67 Ft

4pc Bathroom 5.00 Ft x 8.83 Ft

4pc Bathroom 11.50 Ft x 5.00 Ft

Bedroom 11.42 Ft x 11.50 Ft

Living room 14.83 Ft x 18.25 Ft

Kitchen 11.58 Ft x 14.83 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE COUNTY REALTY



Royal

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