



## Rural Parkland County Alberta

\$1,299,000

You'll fall in love with this gorgeous 2,748 sq ft country-style cottage found on the sunny southwest-facing shores of Rizzie Beach, Wabamun Lake. The large 1/4 acre pie-shaped lot 150 ft long provides 100ft of width at the front and 50 ft of beachfront. The main floor boasts a spacious living room, a dining area, a rustic kitchen with S/S appliances, granite countertops and natural solid wood cabinets and a beautiful bright sunroom surrounded by windows, all with scenic lake views. The primary bdrm includes an en-suite bath, complemented by two additional bdrms and two full baths. The upper floor offers a separate guest suite with a full kitchen and open living room, two more bdrms, and a 3-pc bath providing extra space for family or guests. The property includes an oversized attached double garage, a second detached double garage, a secondary guest house with a bdrm, loft and 2-pc bath and a spacious deck that leads down to the patio with a firepit all surrounded by the beautifully landscaped grounds. (id:6769)

Living room 5.1 m X 4.2 m  
 Dining room 4.45 m X 3.15 m  
 Kitchen 4.89 m X 4.45 m  
 Primary Bedroom 4.78 m X 4.67 m  
 Bedroom 2 3.48 m X 3.44 m  
 Bedroom 3 3.48 m X 3.36 m

Sunroom 5.39 m X 4.23 m  
 Laundry room 2.85 m X 1.97 m  
 Bedroom 4 4.03 m X 3.23 m  
 Bedroom 5 4.03 m X 3.23 m  
 Second Kitchen 5.11 m X 3.04 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite

<http://www.marceltessier.com/>



**Royal**

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