



## Rural Parkland County Alberta

\$1,698,000

Welcome to your private lakeside retreat at 4 & 6 Sunshine Bay Road! This double-lot property provides close to 1 acre of land with 150ft of pristine lakefront located along a large bay, a natural harbor, that provides calm waters and shelter from the wind. Enjoy the existing 3-bedroom home or build your dream cabin on the secondary lot and use it as a guest house! Built in 2007, this property boasts unparalleled storage options. The main floor features both a double garage and a large tandem style single garage with a 20ft ceiling and 16 ft tall overhead door. Both garages are heated with a convenient 3-pc bath allowing you to rinse off after a day on the beach or water. The upper floor consists of your living area with 3 bedrooms, a 4-pc bath, living room, dining room, and kitchen overlooking the lake from a beautiful vantage point. A large, covered deck allows you to spend time outside enjoying your surroundings. Sailing enthusiasts will love the close proximity to the Sunshine Bay Yacht Club (id:6769)

Utility room 3.23 m X 2.75 m

Living room 4.69 m X 3.77 m

Dining room 3.2 m X 2.31 m

Kitchen 3.2 m X 2.38 m

Primary Bedroom 3.42 m X 3.15 m

Bedroom 2 3.42 m X 3.17 m

Bedroom 3 3.4 m X 3.11 m

Listing Presented By:



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



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