



GRASSROOTS
REALTY GROUP

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504 5th Street
Norris Beach, Alberta

MLS # A2253948



\$354,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	LR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Window Covers, Riding Mover (needs battery), Shed,

Discover your ultimate four-season retreat at the southern tip of Pigeon Lake in the summer village of Norris Beach. Nestled among towering spruce trees, this charming cabin offers privacy, comfort, and direct water access—all within a two-minute stroll to the shore. Interior Features; Two cozy bedrooms and a full four-piece bathroom. Open-concept living area with abundant natural light. Kitchen appointed with oak cabinets, subway tile backsplash, double sink, extra counter space, ceramic stove, fridge, and dishwasher. Cabin comes with newer vinyl siding, soffit, and fascia. Furnace approximately 5 years old. Big Bonus - the property is tied into municipal sewer for a way more convenient experience. Electrical is 100 amp and service is buried. Outdoor & Lot Highlights; Wrap-around deck ideal for lounging, morning coffee, or alfresco dining. Ample storage throughout to keep gear organized. Expansive front yard shaded by mature spruce for peaceful relaxation. Backyard designed for entertaining—fire pit area and room for lawn games. FOUR SEASON BUNKHOUSE with tin roof, fully insulated including the floor, AC for summer months, two 220V heaters for winter months; perfect for guests all 12 months of the year. Property backs onto green space, providing a secluded feel and direct water access. RV parking with 220V plug right at the driveway. Just two blocks from Black Bull Golf Course, Petro-Canada, and village amenities. Easy walk to lakeside beaches, boat launches, and scenic trails. Large private beach area for the neighborhood residents to enjoy in the summer and store their boat docks in the winter. Ideal for year-round living, seasonal rentals, or a weekend getaway. Don't miss the chance to own this very affordable lake retreat.

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