



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#57, 13415 Township Road 752A
Rural Big Lakes County, Alberta

MLS # A2288848



\$429,900

Division:	Hilliard's Bay		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,300 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Baseboard, Boiler, Fireplace(s)	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 950
Basement:	Crawl Space	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Discover the perfect blend of rustic charm and modern convenience with this delightful 1,300-square-foot storey-and-a-half cottage, nestled within the secure, gated community of Hilliards Bay Estates. Designed for those who want to fully embrace the lifestyle that Lesser Slave Lake has to offer, this property provides effortless access to year-round recreation. Within the community, you'll find private sandy beaches where endless waves roll in against a backdrop of breathtaking lake and sunset views. Sports enthusiasts will appreciate the recreation area featuring various courts, while nature lovers can explore a network of hiking trails, including the Trans Canada Trail. Winter transforms the area into a snowy playground for snowmobiling, cross-country skiing, and ice fishing. Boating is a breeze with access to a community boat launch and the option to secure a private boat slip. The cottage itself is equally inviting, starting with a maintenance-free wrap-around deck that leads to a private backyard complete with a fire pit, storage shed, and dedicated wood storage. Inside, the back entrance is thoughtfully designed with a combination coat closet and laundry facilities to manage all your outdoor gear. The heart of the home is the open-concept kitchen, dining, and living area, where spectacular floor-to-ceiling chalet-style windows flood the space with natural light. Upstairs, a versatile loft awaits, featuring a sleeping dorm, a three-piece washroom, and a family room. Don't miss your chance to experience Cabin 57—call, email, or text today to book your personalized tour.