



**85A TWP ROAD 464**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2289676**



**\$495,000**

<b>Division:</b>	Buck Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Beach, Gentle Sloping, Low Maintenance Landscape, Many Trees, Rectangu		

<b>Heating:</b>	Fireplace(s), Gravity, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Softwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	Rural Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks, Skylight(s), Vaulted Ceiling(s), Wood Windows		

**Inclusions:** Furniture, Boat Lift, Dock, Firepit

Tucked among the towering spruce on a scenic half-acre lot, this lakefront log cabin offers the perfect blend of rustic charm and peaceful privacy. The inviting cabin features a stone-faced wood-burning fireplace that provides natural warmth, complemented by two wall-mounted gravity furnaces. The kitchen, highlighted by a classic &ldquo;Happy Thought&rdquo; wood cook stove, is perfect for preparing meals the old-fashioned way or choose the microwave and countertop stove for modern ease. Inside, you&rsquo;ll appreciate beech flooring, pine cabinetry, and generous lakeside windows that flood the home with natural light. The primary bedroom and 3-piece bath, are on the main floor with the loft offering two additional bedrooms plus an open bonus area, ideal for extra sleeping space or a games area. Furniture, household goods, shed, boat lift and 112 ft. dock are included. Adjacent lot #21, MLS#E4475321, is also available for sale providing a rare opportunity to own over 1 acre of lakefront property in Buck Lake Estates.