



**GRASSROOTS**

REALTY GROUP

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**603 Fox Crescent  
Sunbreaker Cove, Alberta**

**MLS # A2290517**



**\$595,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** 2 storage sheds

Welcome to your getaway in sought-after Sunbreaker Cove at Sylvan Lake &mdash; where lake life is a way of living, not just a weekend plan. This charming cabin-style retreat is tucked among towering mature trees, offering privacy, warmth, and that unmistakable &ldquo;up at the lake&rdquo; feeling the moment you walk in. Soaring wood ceilings, cozy gathering spaces, and a spacious deck overlooking the yard create the perfect setting for morning coffee, afternoon naps, and evenings around the firepit. The open living areas are designed for connection &mdash; plenty of room for family and friends to gather after a day on the water. Step outside to enjoy your private yard space and stone firepit area, ideal for roasting marshmallows and sharing stories under the stars. Located just moments from the Sunbreaker Cove community boat launch and beach area, you&rsquo;ll have easy access to Sylvan Lake whenever the mood strikes. Launch the boat, spend the afternoon on the water, then come home to relax in your peaceful, treed retreat. Whether you're looking for a seasonal escape or a year-round recreational property, this Sunbreaker Cove gem delivers privacy, community amenities, and that classic cabin charm buyers are searching for. Lake days are calling &mdash; and this is your chance to answer.