



C47 Forty Mile Park
Rural Forty Mile No. 8, County of, Alberta

MLS # A2292024



\$260,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	865 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Level, Open Lot		

Heating:	Baseboard, Electric	Water:	Other
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-8-11-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	REC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: household furnishings (couches, beds), fire pit, RV Trailer, 8x8 shed

Escape to lake life at 40 Mile Park! This inviting 856 sq. ft. bungalow-style cabin offers the perfect blend of comfort and recreation in a beautiful lakeside setting. Featuring two bedrooms and one bathroom, this well-cared for retreat is ready for you to enjoy from the start. Offered fully furnished, the cabin includes appliances, beds and living room furniture - simply arrive and start making memories. There's even an RV trailer included for additional guests, along with a 30 amp RV plug-in, making it easy to host family and friends. Outdoor living is a highlight of this property. Relax around the bricked fire pit area or unwind on the rear deck with durable Trex decking (installed in 2020) - perfect for summer evenings after a day at the lake. Recent upgrades add peace of mind, including a newer roof (2022), water purification system and underground sprinklers to keep the yard looking its best. Situated on leased land just steps from 40 Mile Dam, you'll have easy access to boating, paddleboarding, kayaking, swimming and fishing, everything that makes summer at the lake unforgettable. Whether you're searching for a weekend getaway or your summer retreat, this move-in ready cabin is a fantastic opportunity to enjoy the relaxed lifestyle of 40 Mile Park. Start planning your summer at the lake today.