



**GRASSROOTS**  
REALTY GROUP

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7, 112004 Township Road 82A  
Rural Forty Mile No. 8, County of, Alberta

MLS # A2300045



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.90 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Open Lot, Private, Standard Shaped Lot, Underground Sp		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	15-8-11-W4
<b>Exterior:</b>	Asphalt, Vinyl Siding	<b>Zoning:</b>	RA
<b>Foundation:</b>	Block, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Above ground pool; security cameras, winter fencing

This is your chance to secure a one-of-a-kind waterfront retreat before another summer slips by. Set on nearly an acre of prairie landscape, this standout property delivers the perfect mix of peaceful seclusion and unforgettable recreation. From the moment you pull in, the care and pride of ownership are unmistakable—this is more than a home, it’s a lifestyle. Built by Triple M Homes, this immaculate 1,697 sq. ft. residence offers a bright, open-concept design with 4 bedrooms and 2 bathrooms—ideal for hosting family and friends all season long. The heart of the home is a welcoming kitchen, dining, and living space featuring upgraded wood cabinetry and effortless flow to a sprawling private deck. Here, panoramic prairie views and fresh lake air set the tone for every morning and evening. The spacious primary suite is your personal retreat, complete with a walk-in closet, room for a king-sized bed, and a luxurious 5-piece ensuite. Three additional bedrooms and a full bath provide flexibility for guests, while main-floor laundry and central A/C ensure everyday comfort and convenience. Outside is where this property truly shines. The impressive 30x36 garage is ready for all your lake toys—and easily transforms into the ultimate gathering space. With three 30-amp RV plugs and a full RV dump station, hosting extended family or weekend guests is effortless. A short walk leads you to your semi-private marina, offering reliable access regardless of water levels. The backyard? Pure summer magic. Unwind on the expansive deck with a gas-fed fire pit, cool off in the fenced, heated above-ground pool, or simply relax in your own private oasis surrounded by mature trees and open sky. Every detail—from the secure pool setup to the Bluetooth-controlled irrigation system—has been thoughtfully designed for ease and enjoyment. Additional

highlights include a 2,000-gallon septic system and year-round water via the Twin Tundra Water Co-op, complete with on-site filtration delivering clean, potable water straight from the tap. Turn-key, fully loaded, and ready for summer. Whether you're chasing adventure on the water or quiet nights under the stars, this property delivers it all. Opportunities like this don't come around often—and they don't last forever. Make this the summer you finally say yes to lake life.