



GRASSROOTS

REALTY GROUP

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**A25 Forty Mile Park
Rural Forty Mile No. 8, County of, Alberta**

MLS # A2300090



\$430,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Cabin | | |
| Style: | 2 Storey | | |
| Size: | 1,514 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Level, Treed | | |

Heating: Boiler, Forced Air

Water: Cistern

Floors: Hardwood, Laminate, Linoleum

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: 28-8-11-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: REC

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows

Inclusions: Central Vac (no attachments)

Your Lake Escape is Calling! Welcome to your four-season retreat at Forty Mile Park in the County of Forty Mile—where lake life meets comfort, privacy, and endless potential. Whether you're searching for the perfect weekend getaway or a full-time escape from the everyday, this charming 1,338 sq. ft. cabin is ready to deliver. Built in 2008, this thoughtfully designed home features 2 bedrooms, 1 bathroom, and a full kitchen—everything you need to settle in and start enjoying right away. The spacious loft adds incredible flexibility, offering the perfect spot for overnight guests, movie nights, or a cozy hangout space after a day on the water. Location is everything—and this one stands out. Set just steps from the lake and bordering the Area A common space, you'll enjoy added privacy with neighbours on only one side and extra room to breathe. Morning coffee on the patio, afternoons by the water, and evenings under the open sky—this is what summer is meant to feel like. Inside, you'll find year-round comfort with in-floor heating on the main level and central A/C to keep things cool on hot summer days. A single-car garage provides convenient storage for your vehicle and all your lake toys. Turn the key and start living the lake lifestyle. Whether it's boating, relaxing, entertaining, or simply unwinding, this property offers the perfect balance of nature and convenience. This cabin has been loved—and now it's ready for its next chapter.