



157 Grand Avenue  
Norglenwold, Alberta

MLS # A2301785



**\$1,580,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gated, Gravel Driveway, Heated		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Beach, Gentle Sloping, Lake, Landscaped, Lawn, Many Trees, Private, Secluded		

<b>Heating:</b>	Baseboard, In Floor, Electric, Fireplace(s), Natural Gas, See Remarks, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Stone	<b>Sewer:</b>	Public Sewer, Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Vinyl Windows		

**Inclusions:** 2 Wall Mount TV'S, Dock, Water Pump System

This beautifully updated "CABIN" is nestled in a cozy private setting on a large well treed lot in the Summer Village of Norglenwold. It is also adjacent to a lush Municipal reserve to add to your private getaway! Large decks on both the lakefront and lake back sides allow you to bask in the sunshine at any time of the day! The cabin was renovated and boasts hardwood and aggregate floors with underfloor heat. Newer windows and doors provide lots of natural light and you won't be able to stop looking at the beautiful red Brick fireplace and brick feature wall! There is a huge heated detached garage complete with an additional room. Kids or grandbabies will take over the loft area on the third level which is not included in the sq footage on the listing. Dock is also included! Nothing to do on this fine lakefront but move in, relax, and enjoy!