



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2 Irene Avenue
Island Lake, Alberta

MLS # A2303095



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,191 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.12 Acres		
Lot Feat:	Corner Lot, Few Trees, Lake		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-67-24-W4
Exterior:	Vinyl Siding	Zoning:	64
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: Some garage wall items/decor

Hello amazing LAKE VIEWS!! If you've been looking for space, privacy, and long-term potential, this property checks boxes most others can't. Set on a corner lot of 1.12 acres right across the road from the front lake front homes with reserve land directly in front of you, your lake views are protected—no future development blocking what you see today. That alone makes this a rare find. The home itself offers just under 1200 sq ft with 3 bedrooms and 2 bathrooms, laid out in a way that's practical and easy to live in. It's comfortable, well-kept, and works whether you're settling in full-time or using it as a stepping stone while planning something bigger down the road. And that's where this property really separates itself. The 40x20 front lake facing deck isn't just for show—it's usable space you'll actually live on. Whether it's morning coffee, weekend BBQs, or just winding down at the end of the day, you've got a wide-open view and room to enjoy it. The oversized triple garage gives you serious flexibility. Park everything inside, set up a workshop, store your toys, or all three. It's the kind of space that's hard to find and even harder to replace. But the real upside here is the land. With 1.12 acres, you've got options. Live in the current home and enjoy the setting, or start planning a future build that takes full advantage of the lot and the views. Properties like this give you flexibility most buyers don't get. This isn't just a home, it's a property you can grow into. And with reserve land in front, what you see today is what you keep. If that matters to you, it's worth a look. Some photos digitally edited.