



GRASSROOTS
REALTY GROUP

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72 Beach Avenue
Itaska Beach, Alberta

MLS # A2308212



\$979,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,433 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Lake, Landscaped, Views, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-47-1-W5
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions:	Garage control, electric stove,
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This Beautiful Lakefront Property shows off its Pride of Ownership Inside and Out! The Home measures 1433 sq/ft on the Main Level with a Fully Finished Basement and a Triple Attached Garage with In-floor Heat. The Primary Bedroom has a walk-in closet and 3 piece ensuite located on the main floor. A Beautiful kitchen with granite counter tops, Family room with lots of windows for natural light, Living room with a gas fireplace and access to the patio to the upper deck overlooking the lake conclude the main level of this bungalow home. The Walk-Out Basement is fully finished throughout with in-floor heat (New Boiler in 2025) and forced air. Three bedrooms, a den, 4 piece bathroom, and a huge rec room with a wet bar and gas fireplace complete the basement floor plan. Gorgeous landscaping throughout the entire property including a fire pit area right by the lake, stamped concrete, and more! This property must be viewed in person to truly appreciate everything it holds!