



**40A, 62045 TWP 462
Buck Lake, Alberta**

MLS # A2309085



\$595,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,036 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.62 Acre		
Lot Feat:	Lake, Landscaped, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	10-46-6-W5
Exterior:	Concrete, Wood Frame	Zoning:	96
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: see remarks

PLEASE NOTE- MLS Listing # A2309085 and adjacent lot A2309126 are being sold together for \$595900.00

Welcome to your dream escape! This charming double lot property offers the perfect blend of rustic comfort and spacious outdoor living. The adorable cabin features warm cedar walls, a crackling wood-burning fireplace to gather around, and three cozy bedrooms plus 2.5 baths. The basement is a welcoming sanctuary for movie nights or quiet retreats, while the cold room storage keeps your favorite treats fresh. Step outside onto the massive back deck—an entertainer’s paradise with outdoor cooking stations, perfect for summer barbecues and sunset gatherings. The asphalt driveway provides plenty of parking space for visiting friends and family making every visit hassle-free. Complete with a bunkhouse with 3pc bath for guests or extra storage, this versatile property is your perfect weekend getaway or cozy year-round home. Embrace nature, relaxation, and adventure all in one place.