



GRASSROOTS
REALTY GROUP

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60 Beach Avenue
Itaska Beach, Alberta

MLS # A2310693



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	983 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Off Street, Rear Drive		
Lot Size:	0.25 Acre		
Lot Feat:	Beach, Lake, Landscaped, Treed, Waterfront		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-47-1-W5
Exterior:	Cedar	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Lakefront Cottage and Guest House on Itaska Beach! The Main Cabin closet to the Lake measures 982 sq/ft. It is made up of Two Bedrooms, a 4 Piece Bathroom, Kitchen, Dining, and Spacious Living Room with Large Windows providing Views of the Lake and Natural Light. A Beautiful Stone Fire Place is also situated in the Living Room keeping it Cozy. The Guest Cabin measures 493 sq/ft and is made up of 2 Bedrooms, Kitchen Area, Living Room, and Bathroom. This property is Spacious and Well Treed keeping it Private and Beautiful. Enjoy the Sand Beach of this Lakefront Property!