



731007 Highway 88
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2317169



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,213 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.55 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Fireplace(s), Floor Furnace, Propane, Wood	Water:	Cistern
Floors:	Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	7-73-5-W5
Exterior:	Log, Wood Frame, Wood Siding	Zoning:	RR - Recreational Residen
Foundation:	Wood	Utilities:	Electricity Connected
Features:	Bathroom Rough-in, High Ceilings, Open Floorplan, Separate Entrance		

Inclusions: 1200 gallon water storage tank, 250 gallon portable water haul tank, floating dock

The ultimate property on the shores of the Lesser Slave River, a short distance to Lesser Slave Lake. With well over 200 ft of riverbank to call your own, you can enjoy your own little slice of heaven. Dock your boat, fish off the shore, entertain plenty of friends, and only 2 kms to the Town of Slave Lake which has all the necessary amenities. Full power, water and sewer storage on site; enjoy year round or just use in the spring, summer months. Plenty of parking, private driveway, solid steel security gate, floating boat dock, and 2-30 amp RV plug ins. The 1213 sq. ft log house is a story and a half Alpine style with a full metal roof and professionally installed wood fireplace inside. Main floor is open concept with a large kitchen, living area, spare bedroom and 3 piece bathroom. Upstairs loft has another 3 piece bathroom and plenty of room for a king size bed or a couple of smaller beds. This log house is robust and very sturdy; some renovations are required but also can be lived in immediately. Fabulous riverviews of boats, people fishing, all varieties of birds, otters, beavers; the ultimate adventure spot to reside. A beautiful log house and unique property, possibly yours to call home.