



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225, 5415 Township Road 594
Thunder Lake, Alberta

MLS # A2321824



\$339,000

Division:	Thunder Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours B		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: cystem tanks, water pump, kitchen accessories, 3 beds, 2 dressers, living room couch, dining room tables & 4 chairs, awning on deck

Imagine fireside chats by the living room wood fireplace and great moments with family and friends at this lovely Thunder Lake cottage. A 1,300 square foot bungalow with a walkout basement, this home offers a fully finished main floor with beautiful dark hardwood throughout. The living room features huge windows facing the back and a two-sided deck with an awning, perfect for relaxing outdoors. The kitchen features a convenient layout with a Jenn-Air range, and the existing furnishings can also be included. Complete with three bedrooms, the home also features an unfinished basement that houses practical utilities, a roughed-in bathroom, including the furnace, boiler for the in-floor basement heat, hot water tank, and water cisterns. The roof is 5 years old. When you want to head outdoors, the yard steps right onto the back path, leading you straight down to the lake and sand.