



**37 Broken Paddle Drive
Rural Lesser Slave River No. 124, M.D. of, Alberta**

MLS # A2322640



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Laminate, Slate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Log, Stucco, Wood Siding	Zoning:	RUS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: Electric Blinds in top Living Room Windows, Ceiling Fans, All Light Fixtures, All Window Coverings, Central Vac, Sump Pump, Garage Door Openers, Over Head Vent for BBQ, 2 Sheds, Wood Shed, Greenhouse, Firepit, Gazebo, Hoist

Exceptional unique property positioned on Fawcett Lake's East end within Broken Paddle Estates. This 1389 Sq Ft residence on a 1/2 Acre parcel was constructed in 2010 & has had a single owner. It features 5 Bedrooms, 3 Bathrooms & a Large Attached Garage. The Kitchen boasts granite countertops, 6 Stainless Steel Appliances, featuring a gas cooktop & a warming drawer. It includes a corner pantry & abundant cupboard space. In the Dining Room & Living Room there are floor to ceiling windows that feature electric blinds on the Upper Windows, Laminate Flooring & a Wood Burning Fireplace with a Stone Mantel for cold evenings. At the rear of the residence you will discover the 3 Bedrooms, 2 Bathrooms & Laundry Room. The Primary Bedroom features a 5pc Ensuite that boasts his & hers sinks with Corian Countertops, Large soaker tub & a stand up shower. At the rear door step outside into the Sunroom where you can prepare a meal on the BBQ that features a natural gas hookup & also an overhead vent fan. Relax & unwind or host guests while viewing the gorgeous backyard. Descending into the basement you have a broader staircase with a Corian handrail, Family Room with a bar area started, 2 extra Bedrooms, a beautiful 3 pc Bathroom with a walk in shower. Utility Room that contains the 1200 gallon Water Cistern, cold room/storage room. New furnace in 2021 & there is also a central vac system. The garage is a mans ideal space. It features a Mezzanine for storage uptop. Workshop area, a Hoist in the smaller garage & abundant space to park your snowmobile, quads & vehicle. Step outside the rear door of the garage to the Magnificent back yard. There is a 1200 gallon cistern to water your gardens & plants. Colored & stamped sidewalks that guide you throughout the yard. There are 2 sheds, a wood shed, gazebo, firepit, mature trees, greenhouse with

watering system, gated parking pad. There's also plenty of parking for your boat, RV & extra vehicles. There are 3 septic tanks for this property, 2-1200 gallon tanks in the back & a 2500 gallon tank in the front. Hunting, fishing, boating, snowmobiling & quading right outside your front doorstep ideal for any outdoor enthusiasts. If you work in Marten Hills Oilfield or Logging Sectors the West Fawcett Road will take you into Marten Hills. If your searching for a property that has everything, that you can move into, relax & enjoy then look no further. Book your showing today.