



GRASSROOTS
REALTY GROUP

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26 Lakeview Drive
Rural Cypress County, Alberta

MLS # A2323379



\$399,000

Division:	Elkwater		
Type:	Residential/House		
Style:	Bungalow		
Size:	540 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Private, Secluded		

Heating: Electric, Other

Floors: Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Cedar, Log

Foundation: Block, Piling(s)

Features: Ceiling Fan(s)

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 24-8-3-W4

Zoning: PP, Provincial Park

Utilities: -

Inclusions: Furniture, dishes/pots and pans

Beautiful Cedar Log Cabin, secluded, up on the picturesque hill with 360 degree views of mountain and lake. Located in Alberta Cypress Hill Provincial Park townsite of Elkwater. Living room with wood burning stove. Lots of windows. 2 bedroom, kitchen and dining area. This refurbished 3 season cabin has numerous upgrade in the last few years. They are plumbing lines, sewer lines, electrical wiring and 100 amp electrical panel, new hot water tank, gutters, window blinds, limestone laminate flooring, curb stop valve, cougar smart wood skirting. Also, sandblasting, restoring and revitalizing all exterior cedar to original, and finishing with new stain. Including all furniture and dishes/pots and pans. Cabin is bearing on 16" X 16" concrete pad columns. Outdoor enjoyment at the lake are swimming, fishing, boating, paddling. Trails for hiking, biking, golf course, sky hill etc. Including portable heaters for your cool light. Year round enjoyment is possible with a Dragon ceiling fan heater or furnace installed. Town water, town sewer. Land lease, water, sewer, garbage total \$2030 a year including gst.