



GRASSROOTS
REALTY GROUP

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107 Crescent Drive
Thunder Lake, Alberta

MLS # A2323869



\$374,900

Division:	Thunder Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Lake, Lawn		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood
Roof:	Metal
Basement:	Other
Exterior:	Wood Frame
Foundation:	See Remarks
Features:	Beamed Ceilings

Water:	Well
Sewer:	Holding Tank
Condo Fee:	-
LLD:	-
Zoning:	RR TL
Utilities:	-

Inclusions: none

Year round living right on the lakefront! This 3 bedroom, den, and 3 bathroom home is located right on Thunder Lake which is about 15 minutes west of Barrhead, AB. The property comes fully furnished so all you need to bring is your clothes and groceries! There are fantastic views of the lake right from your own home, no matter what the season because you can live there year round. Nice high vault ceilings in the kitchen and dining area, a sun room to spend your time reading and relaxing. A workshop in the lower level of the home for special projects. A fully landscaped yard with beach access and boat docking. Lot of memories to be made! Major additions to this structure and some upgrading in 2005! Brand new hot water tank and a new pressure tank in 2025!