



**GRASSROOTS**  
REALTY GROUP

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30 Rosetta Road  
Rural Athabasca County, Alberta

MLS # A2323910



**\$1,120,880**

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Skeleton Lake                             |               |                  |
| <b>Type:</b>     | Residential/Other                         |               |                  |
| <b>Style:</b>    | Park Model                                |               |                  |
| <b>Size:</b>     | 540 sq.ft.                                | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                         | <b>Baths:</b> | -                |
| <b>Garage:</b>   | RV Access/Parking, Single Garage Detached |               |                  |
| <b>Lot Size:</b> | 3.36 Acres                                |               |                  |
| <b>Lot Feat:</b> | Views, Waterfront, Wooded                 |               |                  |

|                    |                                                                   |                   |              |
|--------------------|-------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Wall Furnace                                                      | <b>Water:</b>     | Cistern      |
| <b>Floors:</b>     | Vinyl                                                             | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Metal                                                             | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding                                                      | <b>Zoning:</b>    | CR           |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Smoking Home, Vinyl Windows |                   |              |

**Inclusions:** N/A

The moment you turn off the highway, something shifts. The noise drops away, the trees close in, and by the time you reach the end of this private dead-end road, your shoulders have already come down. Welcome to one of Skeleton Lake's most remarkable lakefront acreages, a property that doesn't just offer a view, it offers a life. With over 450 feet of shoreline, dual gated accesses, and a landscape thoughtfully cultivated from waterline to treeline, this is the kind of place that becomes the centrepiece of a family's story. Private lake access makes setting up a pier effortless, with generous storage capacity for docking, boat lifts, and Sea-Doo lifts fully protected from winter damage. The shoreline itself has been professionally reinforced with eco-grid erosion control and reclamation plantings, with self-spreading perennials and shrubbery that are as beautiful as they are functional. The current setup is nothing short of impressive. A high-end modern park model RV anchors the space, upgraded with a three-season sunroom (because mosquito-free dinners at the lake should be non-negotiable), and a generous deck for sun-soaked afternoons. Raised garden beds, a rock garden, and patches of raspberries and saskatoons invite slow mornings. Eagles, loons, osprey, pelicans, geese and ducks make the lake their home, providing ever-changing scenery that no screen can replicate. For gathering, this property was made for it. An expansive fire pit beneath a canopy of majestic spruce trees sets the stage for evenings that go long. Multiple RV hookups, two bunkies, a garage, a woodshed, and a hot tub gazebo mean your people always have a place, and so do their people. Wandering paths thread throughout the grounds and along the water, and a dedicated lake access point ensures your guests arrive at the shore with

paddleboards and nowhere else to be. This is the investment that pays in presence, not just equity. A place where empty nesters can plant roots and watch their family return year after year. The park model is removable, the land is ready, and the opportunity to build the year-round home of your dreams is already waiting beneath these spruce trees. Some inheritances are left behind. This one can be lived in together, right now.