



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204 Birkett Street
Bittern Lake, Alberta

MLS # A2324667



\$295,000

Division:	Bittern Lake		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,436 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Level, Many T		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: stove, hood fan, dishwasher, refrigerator, window coverings, washer, dryer, fire pit, firewood storage and wood, dog house, green house, fountain, garden shed, garage door opener, garage door remotes, keys, smoke detectors, reverse osmosis water

The moment you arrive at this beautifully maintained corner property it's apparent this property is brimming with it's own personality. Sitting on three fully fenced lots with mature trees, incredible landscaping, every inch of this property reflects years of pride in ownership. Step into the backyard and notice blooming perennials and a garden surround a peaceful fountain, mature trees creating privacy, and thoughtfully designed outdoor spaces invite you to slow down and enjoy the small moments. Whether you're tending the impressive wood-and-glass greenhouse built in 2022, relaxing around the firepit, entertaining on the raised deck, or simply enjoying your morning coffee, this yard feels more like your own private retreat than an in town lot. The detached garage features a concrete floor, concrete parking pad, workbench, alley access, and plenty of room to become the perfect year-round workshop with the addition of insulation to the roof and heat. Ample front and rear parking. Inside, this home continues to impress with a style that's anything but ordinary. The heart of the home is the spectacular living room where vaulted ceilings with exposed beams draw your eyes upward while an impressive floor to ceiling rock fireplace anchors the space. Large windows flood the room with natural light, perfectly balancing the bold colour palette, while patio doors open directly onto the elevated entertaining deck, creating the perfect connection between indoor and outdoor living. The kitchen offers lots of cabinet space, stainless steel appliances, and a window perfectly positioned above the sink overlooking the private yard. Just beyond, the dining room is filled with natural light from walls of windows and features hardwood flooring and chandelier. Upstairs you'll find two spacious bedrooms, each with its own unique character. The primary suite makes exceptional use of space with a

hallway entrance that combines closet storage and laundry before leading into the bedroom itself. The second bedroom, once used as a library, is finished in a stunning forest green. Completing the upper level is an oversized 4-piece bathroom featuring a large walk-in shower, relaxing soaker tub, and its own linen closet. The lower level offers even more living space with a comfortable recreation room featuring tongue-and-groove ceilings, new vinyl plank flooring, a bonus room currently used as a fitness space, a 3-piece bathroom, and an abundance of storage within the utility room. Beneath the charm is a home that's been well cared for mechanically as well. Updated vinyl windows and newer vinyl siding, the plumbing has been updated with copper and PEX, electrical service has been upgraded to 100 amp, and the concrete foundation has remained dry. Properties this unique rarely come available. If you've been searching for a home that feels like one of a kind rather than just another cookie cutter home this is one you'll remember long after your showing ends.