



108 Martin Avenue  
Bittern Lake, Alberta

MLS # A2325492



**\$584,000**

<b>Division:</b>	Bittern Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Block Driveway, Gravel Driveway, Insulated, Off Street, RV A		
<b>Lot Size:</b>	0.84 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Solar Panels, Swimming Pool

IF YOU'VE BEEN WAITING FOR A SIGN&hellip; HERE IT IS. That Bittern Lake property you've had your eye on? It's officially for sale. Wake up to amazing views from your fully fenced yard. Grab coffee in your renovated kitchen with quartz counters + stainless appliances and watch the sunrise through the window. Kick back on the huge deck or concrete patio, fire up the BBQ, and enjoy the space. Inside you've got: open living/dining, main-floor master with 3pc ensuite, and 2 generous sized bedrooms, finished basement with a big rec room + 2 more bedrooms + 3pc bath. Outside: triple garage with RV parking + 220V, 16x26 shed, and lots of room to garden. Country living with city water. Bonus Improvements : New central air + solar panels Let's get you in to see it.