



**GRASSROOTS**  
REALTY GROUP

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**59 Beach Avenue  
Itaska Beach, Alberta**

**MLS # A2328435**



**\$749,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                        |               |                   |
| <b>Size:</b>     | 1,054 sq.ft.                                            | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 2                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.38 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Beach, Lake, Landscaped, See Remarks, Treed, Waterfront |               |                   |

|                    |                              |                   |             |
|--------------------|------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Laminate             | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None                         | <b>LLD:</b>       | 21-47-1-W5  |
| <b>Exterior:</b>   | Composite Siding             | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete, See Remarks | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                  |                   |             |

**Inclusions:** N/A

This Beautiful Lakefront property is Situated on a large, private , oversized lot (100 ft x 165 ft) with extra beach front. Sought after SW exposure offering breathtaking lake views and unforgettable sunsets! The Main Cabin provides views of the lake throughout and measures 1053.61sq/ft. The floor plan includes two bedrooms, a large living/dining room, a functional kitchen, and bathroom. The Guest Cabin Measures 592.01sq/ft and is made up of a living room, bedroom, kitchen, bathroom, and an attached garage with laundry inside. Also on the property is tool shed with power, two more storage sheds, and a gorgeous fire pit area over looking the lake. This spacious lake property is kept private with mature trees throughout its entirety right down to the sand beach. Located in the SV of Itaska Beach, a family friendly community providing amenities including a children's playground, tennis, and pickleball courts!