



GRASSROOTS
REALTY GROUP

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**785, 2540 Township Road 353
Rural Red Deer County, Alberta**

MLS # A2330126



\$155,000

Division: Carefree Resorts

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Spruce View

LLD: 19-35-2-W5

Zoning: DCD21

Water: Private

Sewer: -

Utilities: -

Summer at Carefree starts here! Lot 785 offers the outdoor space lake buyers are looking for, with a large deck, covered outdoor living area and fully fenced grassy yard ready for kids, pets and summer fun. The deck is in excellent condition and finished with modern black aluminum and glass railing, while an aluminum roof covers approximately half the space for shade and shelter. Privacy curtains can be pulled around the covered area, creating a comfortable spot for morning coffee, family dinners and evenings with friends. Step down to the lawn and gather around the wood-burning fire pit for classic lake nights. The 2014 Forest River Revere 31' travel trailer offers a dedicated primary bedroom plus sleeping for four more with a convertible dinette and pull-out sofa. A spacious C-shaped dinette comfortably seats four or more, and large TVs in both the living area and bedroom make rainy days and movie nights easy. You'll find plenty of storage throughout, front and rear entrances, and a convenient outdoor shower for rinsing off after the beach. Two storage sheds provide room for all your lake gear, with a second fridge located in the larger shed. Close to the marina gate and with room to park your boat on the drive pad, this is a great setup for buyers who want to spend less time getting ready for lake life and more time enjoying it. Pack your bags, bring the boat and start making memories at Carefree Resort this summer!