



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

229 58532 RR 113 Range
Lottie Lake, Alberta

MLS # A2330799



\$349,900

Division:	Lottie Lake		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	789 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.98 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Cleared, Corner Lot, Front Yard, Garden, Land		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-58-11-W4
Exterior:	See Remarks	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, Microwave hood fan

4-Season Cottage Living at Beautiful Lottie Lake—Just 20 Minutes from St. Paul. This warm and inviting 4-bedroom, 2-bathroom cottage sits on a rare combination of two lots totaling .98 acres, offering the perfect blend of year-round living and classic lake-life charm. Whether used as a full-time residence or a 4-season getaway, this property provides space, privacy, and exceptional value. Features include four bedrooms, two bathrooms, laminate flooring throughout the main living areas, high-efficiency furnace, new hot water tank, double heated garage (24x23), additional shop (24x24), municipal water, septic field, and a corner lot with mature trees and garden beds. The main floor offers a bright kitchen with stainless steel appliances, adjoining dining area, and a comfortable living room with large windows overlooking the property, plus two bedrooms and a full bathroom. The fully developed basement includes two additional bedrooms, a second bathroom, and a large family room with a wood-burning stove. The nearly acre-sized lot provides natural privacy, mature trees, and open spaces. Lottie Lake offers a public boat launch, kids’ park, ball diamond, and nearby garbage bins for convenience. Located in the friendly lakeside community of Lottie Lake, this home delivers year-round comfort and the relaxed lifestyle of lake living. Enjoy this property all seasons—fishing, hunting, or simply embracing the outdoor experience, and relax in the screened room off the kitchen after all the outdoor activities for the day, or enjoy your morning coffee without the bugs.