



GRASSROOTS
REALTY GROUP

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**1301 Glen Haven Crescent
Mulhurst Bay, Alberta**

MLS # A2331587



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	412 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, See Remarks		
Lot Size:	5.19 Acres		
Lot Feat:	Private, See Remarks, Treed		

Heating:	Electric, Space Heater	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-47-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 5.19 acre property Very close to Pigeon Lake and Wizard lake is the perfect getaway location for family and friends! Enter the private treed driveway to be greeted by the main cabin with a metal roof and covered front porch deck. Inside the cozy 411 sq/ft main cabin is a bedroom, 3 piece bathroom, and open concept kitchen, living, and dining area. This Cabin has newer windows, an outdoor kitchen, and another deck around the above ground pool pad. The Two other guest Cabins measure 16'x12', power, have metal roofs, covered front porch decks, and, laminate flooring. The two 40' Sea cans are perfect for storage or a little work shop with one having power. A greenhouse shed, pumphouse, outhouse, and storage garage make up the remainder of the outbuildings. The pond on the property attracts an assortment of wildlife, while the mature trees surrounding the property keep it private and peaceful.