



GRASSROOTS
REALTY GROUP

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107 Birkett Street
Bittern Lake, Alberta

MLS # A2331737



\$399,000

Division:	Bittern Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Wood
Features:	Central Vacuum, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Sheds-2, Cabinets, Wine Stands, Firepit

Welcome to the peaceful Village of Bittern Lake, where small-town charm meets the beauty of nature. Home to a stunning nature reserve and conveniently located just 15 minutes from both Camrose and Wetaskiwin, this welcoming community offers the perfect balance of quiet country living with everyday conveniences nearby. This spacious 1,335 sq. ft. bungalow is designed for comfortable family living. Step inside to a bright, inviting living room that flows seamlessly into the large kitchen featuring an abundance of beautiful oak cabinetry, a center island, and generous dining space ideal for family gatherings and entertaining. The main floor also offers a spacious primary bedroom, second bedroom, 4-piece bath, convenient laundry with 2-piece bath, and direct access to the attached garage. Central air conditioning keeps you comfortable all summer long. The fully finished basement adds even more living space with a massive family room, two additional bedrooms, a 4-piece bath, and plenty of storage. The oversized heated and insulated double attached garage features 220V power and 8' overhead doors—perfect for vehicles, hobbies, or a workshop. Outside, you'll love the west-facing covered deck for relaxing sunset evenings, a large fenced yard with a garden plot, two storage sheds, and a cozy fire pit area. If you've been dreaming of affordable country-style living in a friendly community without giving up the conveniences of town, this property is one you won't want to miss.