



GRASSROOTS
REALTY GROUP

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73050 Southshore Drive E
Widewater, Alberta

MLS # A2333333



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,581 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	0.50 Acre		
Lot Feat:	Few Trees, Front Yard, Lake, Lawn, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-73-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential-Improved
Foundation:	ICF Block	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Wood Counters

Inclusions: Storage Shed

Escape to the tranquility of lakefront living with this beautiful modified bi-level situated on a half-acre lot in the desirable community of Widewater. Just a 12-minute drive from the Town of Slave Lake, this property offers the perfect balance of peaceful lakefront living and convenient access to everyday amenities. Step inside to a bright, modern interior where soaring vaulted ceilings with exposed wood beams create a dramatic sense of space and character. Oversized windows showcase spectacular views of Lesser Slave Lake while filling the home with an abundance of natural light. The beautifully designed kitchen is both stylish and functional, featuring rich dark cabinetry paired with warm wood countertops for a timeless, modern-rustic feel. A large farmhouse sink, breakfast bar, and ample workspace make this kitchen ideal for everyday living and entertaining. Open to the dining and living areas, this inviting space is truly the heart of the home. Upper-level patio doors extend the living space outdoors, opening onto a balcony overlooking the lake—an ideal spot to enjoy your morning coffee or unwind while taking in the sweeping waterfront views. The spacious primary bedroom is a private retreat, featuring beautiful natural wood accents, modern finishes, and a 4-piece ensuite. Elegant French doors open to an impressive walk-in closet, offering exceptional storage and a touch of luxury. A second bedroom and a 3-piece bathroom complete the upper level. The walk-out basement provides plenty of additional living space with a large recreation room, two additional bedrooms, and a 3-piece bathroom. Recent updates include a new furnace (2020) and a new hot water tank (2024). The property also offers the convenience of fiber optic internet. Whether you're boating, fishing, kayaking, snowmobiling, or simply relaxing on the deck while taking in the scenery,

this property offers the lake lifestyle you've been dreaming of. With immediate possession available, you can start enjoying everything this exceptional property has to offer right away.