



GRASSROOTS
REALTY GROUP

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167 Shank Drive
Island Lake South, Alberta

MLS # A2333711



\$349,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Park Model		
Size:	553 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.54 Acre		
Lot Feat:	Lake, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: All items included in sale except seller's personal items

Escape to your own lakeside retreat with this picturesque 0.54-acre property in the Summer Village of Island Lake South, conveniently located directly across the road from lake access. This meticulously maintained property features a charming 1-bedroom, 1-bath park model complete with a functional kitchen, dining area, comfortable living space, and a 3-piece bathroom. Step outside and enjoy everything this property has to offer, including a spacious deck, a covered sitting and cooking area, a cozy bunkhouse for guests, and an impressive 32' x 26' garage with power, storage sheds and carport. The fenced firepit area creates the perfect gathering space, while the expansive lot offers plenty of room for entertaining, parking RVs for the weekend, or simply relaxing and enjoying the peaceful surroundings. The property is serviced by a 550 gallon above-ground water tank and a 1,500 gallon in-ground holding tank for sewer. Pride of ownership is evident throughout—this property truly shows 10/10 and is ready for you to enjoy everything lake life has to offer.