



**GRASSROOTS**  
REALTY GROUP

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707 Elk Street  
Sunbreaker Cove, Alberta

MLS # A2334041



**\$950,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                      |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Bungalow                                                                  |        |                   |
| Size:     | 2,580 sq.ft.                                                              | Age:   | 2015 (11 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2                 |
| Garage:   | Boat, Off Street, Parking Pad, Triple Garage Attached                     |        |                   |
| Lot Size: | 0.22 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, La |        |                   |

|             |                                                                                      |            |             |
|-------------|--------------------------------------------------------------------------------------|------------|-------------|
| Heating:    | In Floor, Forced Air                                                                 | Water:     | Shared Well |
| Floors:     | Vinyl                                                                                | Sewer:     | -           |
| Roof:       | Asphalt                                                                              | Condo Fee: | -           |
| Basement:   | None                                                                                 | LLD:       | -           |
| Exterior:   | Brick, Vinyl Siding                                                                  | Zoning:    | R1          |
| Foundation: | Poured Concrete                                                                      | Utilities: | -           |
| Features:   | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water |            |             |

**Inclusions:** garage cabinets, shelving, dock

Welcome to 707 Elk Street in the highly sought-after lakeside community of Sunbreaker Cove! Built in 2015, this exceptional year-round home offers the perfect blend of comfort, recreation, and modern amenities, just a 5-minute walk to your dock and the beautiful waters of Sylvan Lake. Designed with lake living in mind, the massive attached heated garage with floor drain and sink, provides ample space for your boat, kayaks, paddleboards, side-by-sides, golf cart, and all your recreational gear, while the expansive driveway offers plenty of additional parking for family and guests. Step inside to a spacious main level featuring a grand foyer, oversized bedroom, inviting great room with soaring ceilings, a 4-piece bathroom, convenient laundry area, and a versatile loft currently used as a bedroom overlooking the living space. In-floor heat throughout the main level—including the garage—provides exceptional comfort year-round. The upper level is filled with natural light and showcases an open-concept kitchen, dining, and living area surrounded by windows and french doors that lead out to a stunning covered deck, the perfect spot to capture beautiful lake views, enjoy your morning coffee or watch the sunset. The well-appointed kitchen offers abundant cabinetry, a pantry, and plenty of storage, making it perfect for entertaining. Two generous bedrooms and a beautifully finished 3-piece bathroom with a stunning walk-in shower complete this level. Step outside to the private backyard oasis featuring a spacious deck, fire pit, and mature trees that provide exceptional privacy and the perfect setting for relaxing or entertaining. Additional highlights include central air conditioning, tankless hot water, and a dock included with the property. Sunbreaker Cove has an excellent boat launch, peaceful atmosphere, and outstanding recreational opportunities, all while being just 20

minutes from the amenities of Sylvan Lake. Whether you're searching for a year-round residence or the ultimate lake retreat, this remarkable property offers an incredible opportunity to enjoy the best of Alberta lake living.