



GRASSROOTS
REALTY GROUP

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223 LABONTE Drive
Rural Athabasca County, Alberta

MLS # A2334336



\$749,900

Division:	Bondiss		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Drive Through, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	0.45 Acre		
Lot Feat:	Beach, Cleared, Close to Clubhouse, Dog Run Fenced In, Few Trees, Interior		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, STACKABLE WASHER AND DRYER, CENTRAL VAC AND ATTACHMENTS,

Welcome to 223 Labonte Drive in the Summer Village of Bondiss at beautiful Skeleton Lake! As the crisp fall air arrives, imagine cozy evenings by the fireplace, breathtaking west-facing sunsets and peaceful walks along your own sandy shoreline. This exceptional, fully furnished custom-built lakefront home sits on an expansive 19,000+ sq. ft. beautifully landscaped lot and offers 3 spacious bedrooms, 2 full bathrooms, soaring cathedral ceilings, an open-concept living area with panoramic lake views, custom cabinetry, built-ins and a sit-up wet bar. Unique hand-carved wildlife artwork and impressive totem poles showcase the home's distinctive craftsmanship, featured in Canadian Homes and Cabins in 2003. Enjoy a heated triple attached garage with guest bunkie, RV parking, circular driveway, fenced dog run, low-maintenance vinyl deck, oversized fire pit and included Sea Can for additional storage. Complete with a drilled well, 1,600-gallon septic tank and concrete foundation crawl space, this remarkable property offers year-round comfort or the ultimate four-season lakefront escape. Located close to the golf course and boat launch, in a community known for its welcoming spirit. Experience the beauty of Skeleton Lake in every season!