



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**74008 Southshore Drive
Widewater, Alberta**

MLS # A2335826



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,928 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	3.25 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping		

Heating: Pellet Stove, Wood, Wood Stove

Floors: Laminate, Linoleum, Vinyl Plank, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: French Door

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 102 Residential-Improved

Utilities: -

Inclusions: 2 SHEDS, GREEN HOUSE, MEAT COOLER, TREE HOUSE,

LAKEVIEW ACREAGE!! This 1927 sq ft air conditioned home and 3.25 acreage has so many extras. On the main floor walk into a spacious entry with 2 spacious flex rooms presently a playrm & gym. The efficient kitchen has had some reno's opening up to the dining rm with patio doors. The large living rm also has patio doors to look out at the lake and a wood stove. Down the hall are 3 fair sized bedrms with the primary with an ensuite and separate 4pc main bath. Down the stairs to the walkout basement there is a open flex area with a pellet stove looking into the family rm that had an old fireplace which was switched to gas but the family has it temporarily closed off. 2 more bdrms , roomy 3 pc bathrm and laundry/utility room with extra stove, sink & cupboards plus a storage area. Outside there is plenty of parking, detached heated dbl garage, tarp storage & 2 sheds. For the family toward the lake is a treehouse & zip line both viewable from the spacious back deck. The front of the home is a patio area opening up to swing set & firepit with gas & power close. Apple trees & saskatoons with another power pedastal opens up many future possibilities