



GRASSROOTS
REALTY GROUP

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745 Elk Street
Sunbreaker Cove, Alberta

MLS # A2336471



\$1,195,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Beach, Environmental Reserve, Gentle Sloping, Irregular Lot, Lake		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Take a leisurely 15 minute drive from the Town of Sylvan Lake and discover the sought after Summer Village of Sunbreaker Cove, as well as this incredible opportunity to own 125 FEET OF LEVEL LAKEFRONT on the sunny side of Sylvan Lake! This charming 3-season cabin offers beautiful lake views and plenty of potential for a future build. The cabin features an inviting open-concept floor plan, complete with three generous bedrooms and a 3-piece bathroom. Warm wood lines the walls and ceiling for a cozy atmosphere, accented by the aroma from the wood burning fireplace. Large windows surround the living space with natural light and frame the fantastic views. Dine inside or step out onto the expansive deck to bask in the afternoon sunshine. Sip a glass of wine while enjoying a famous Sylvan Lake sunset. The single attached garage provides indoor parking and storage, along with the large shed for your lake toys. This exceptional lakefront offers a beautiful level shoreline and breathtaking views. Enjoy the property as a private getaway, or take advantage of the possibilities and build your dream home! Whether you are looking for a peaceful family retreat or a future full time residence, this is a wonderful place to make lasting memories.