



GRASSROOTS
REALTY GROUP

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65038A Southshore Drive E
Wagner, Alberta

MLS # A2339754

\$799,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,156 sq.ft.	Age:	1960 (66 yrs old)
Beds:	1	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Off Street, Oversized, Unpaved		
Lot Size:	6.67 Acres		
Lot Feat:	Greenbelt, Irregular Lot, Lake, Lawn, No Neighbours Behind, Secluded, Subd		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-73-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Escape to your own rustic, cozy sanctuary with this rare 6.67-acre recreational paradise, offering ultimate seclusion and privacy plus surrounded by majestic, mature trees. This spectacular property boasts stellar, unobstructed views of Lesser Slave Lake from every vantage point, making it a truly unique find for nature lovers. The charming home features an array of recent upgrades that blend modern comfort with cabin charm, including brand new windows, fresh vinyl siding, and new shingles. Step inside to find a beautifully refreshed upper level with brand new drywall and paint, featuring a cozy living room anchored by a warm wood stove with a classic tile hearth—the perfect spot to curl up on chilly evenings. The main floor hosts one bedroom and a full bathroom, with two bright patio doors that seamlessly open out to the well-treed, ultra-private yard. Downstairs, the basement level offers incredible potential, already featuring a finished three-piece bathroom and framing in place for two additional bedrooms to expand your cozy retreat. Completing this exceptional acreage is a massive double detached garage featuring a durable tin roof and a rustic dirt floor, perfect for storing all your lake toys and outdoor gear.