



GRASSROOTS
REALTY GROUP

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25 Kuusamo Krest
Rural Lacombe County, Alberta

MLS # A2345712



\$949,900

Division:	Kuusamo Krest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,356 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Insulated, Parking		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lake, Landscaped, Lawn, Many Trees, Pic		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-RLA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	blinds		

AMAZING SYLVAN LAKE PROPERTY WITH 107' OF LAKEFRONT, NEXT TO A TREED RESERVE!. Welcome to your lakefront getaway! This charming 1,356 sq. ft. bungalow cabin has been fully upgraded and offers an exceptional lakefront setting with 107 feet of shoreline, plenty of parking, oversized double garage, and the added privacy of being located beside a beautiful treed reserve. Inside, this spacious bungalow features 4 bedrooms, 1 full bathroom, main floor laundry, good storage, and provides plenty of room for family and guests. The kitchen boasts tons of cabinets, quartz counter tops, all stainless appliances including gas stove, along with tiled backsplash. Open design with high end hardwood throughout with vaulted beam ceilings, massive windows for tons of natural light, and wood burning fireplace with rock facing from floor to ceiling. Step outside and the real attraction becomes clear: 107 feet of Sylvan Lake waterfront. Enjoy morning coffee by the lake, afternoon activities on the water, and spectacular sunsets from your own property. Absolutely massive deck overlooks the beautiful lake with stairs leading down to a greenspace beside the water, where you can have a fire overlooking the water. The oversized double detached garage, offers excellent space for vehicles, recreational toys, lake equipment, or storage. There is also lots of additional parking, making it easy to accommodate family and friends during those busy summer weekends. Being directly beside a treed reserve adds an extra layer of privacy and creates a peaceful, natural backdrop that is becoming increasingly difficult to find. Whether you're looking for a place to create generations of family memories, a private lake escape, or a unique waterfront property with room to make it your own, this is a rare opportunity to own a substantial piece of Sylvan Lake waterfront.

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