



GRASSROOTS
REALTY GROUP

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152 Jarvis Bay Drive
Jarvis Bay, Alberta

MLS # A2201045



\$2,000,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Beach, Fruit Trees/Shrub(s), Lake, Landscaped, Level, See Remarks, Views,		

Heating:	Combination, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Garage Fridge, security system, Living room TV/wall mount, Entry closets		

50 Feet of sandy lakefront on the shores of Jarvis Bay. Enjoy breathtaking sunsets, fishing, boating, swimming, snowmobiling, quadding, and make the family memories unforgettable! This Bowood built home has had many updates and it shows! Bright open great room with large windows, wood fireplace(wett certified), expansive island with quartz tops, durable high quality plank flooring, high ceilings, main floor laundry, and a great deck for catching some rays. Upstairs has 4 bedrooms and 2 baths providing room for family and guests. Fully finished basement has acid stained concrete floors with slab heating, another bedroom, a den and an oversized rec/games room. Raspberries and Saskatoons are abundant on this property! Also just a short 10 minute bike ride on paved paths or a nice walk into all the amenities of Sylvan Lake! Don't wait too long to view this beautiful lakefront home!

This home has been pre inspected and that is available to any buyer. Wood fireplace has been WETT inspected.