# \$469,999 - 57, 13415 Township Road 752a, Rural Big Lakes County

MLS® #A2108747

## \$469,999

2 Bedroom, 2.00 Bathroom, 1,300 sqft Residential on 0.27 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

A 1300 square foot cottage in the gated community of Hilliards Bay Estates. This storey and a half cottage has everything needed to spend time enjoying everything Lesser Slave Lake has to offer. Within the gated community of Hilliards Bay Estates there is private sandy beaches where the waves roll in endlessly with luxurious views of the lake and sunsets. A recreation area with the option of different sport courts. A variety of hiking trails including the Trans Canada Trail. Winter options including snowmobiling, cross country skiing and fishing. A boat launch and an option of a private boat slip. Stepping up to the cabin you will immediately notice the maintenance free wrap around deck. A private back yard with a fire pit area: a storage shed and wood storage. The back door entrance provides a place for your outdoor gear with a combination coat closet and laundry facilities. The open concept kitchen, dining and living room have spectacular floor to ceiling chalet stye windows. The loft upstairs has a sleeping dorm, a three piece washroom and a family room. Call, email or text to book your personalised tour of Hilliards Bay Estates and Cabin 57.







Built in 2011

#### **Essential Information**

MLS® # A2108747 Price \$469,999

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,300
Acres 0.27
Year Built 2011

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 57, 13415 Township Road 752a

Subdivision Hilliard's Bay

City Rural Big Lakes County

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

#### **Amenities**

Amenities Beach Access, Park

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan,

Storage, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Baseboard, Boiler, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Crawl Space, See Remarks

#### **Exterior**

Exterior Features Fire Pit, Private Entrance, Private Yard, Storage

Lot Description Back Yard

Roof Asphalt Shingle

Construction Composite Siding

Foundation Wood

## **Additional Information**

Date Listed February 20th, 2024

Days on Market 607

Zoning Residential

# **Listing Details**

Listing Office Grassroots Realty Group - High Prairie

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