

# \$529,900 - 73082 Southshore Drive E, Widewater

MLS® #A2191441

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 1.83 Acres

NONE, Widewater, Alberta

This stunning acreage is the perfect family home, offering a multitude of desirable features. With a 1.83-acre lot, there is plenty of outdoor space for recreational activities, while the lake views add to the property's charm. Fresh paint throughout, the home's layout features vaulted ceilings and large windows, providing a bright and open atmosphere. Stay cozy on chilly nights with the in-floor heating and wood-burning fireplace. The spacious master includes a walk-in closet and a 3-PC en-suite, and the kitchen, with its oversized island, ample cabinets, pantry, and large dining area, is perfect for cooking and entertaining. The oversized double garage has 100 amp power 120v/240v has a loft that was completed in 2019 with durable vinyl plank flooring, a kitchen, 3-PC bathroom, wood stove, newly installed washer/dryer and stove. A huge bonus. It offers flexibility for accommodating guests, in-laws, or that extra living space you were looking for. The HUGE driveway provides plenty of parking space. Additional storage in the 12x18 shed with 30 amp power (lights and plugs). Overall, this property is an excellent choice for a growing family who enjoys outdoor activities. Large deck, outside power for your RV with sewer pump (2019) and quick easy access to the public boat launch and multiple lake access points! Get back to living. Love where you live!

Built in 2011



## Essential Information

MLS® #	A2191441
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	1.83
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	73082 Southshore Drive E
Subdivision	NONE
City	Widewater
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

## Amenities

Parking	Oversized, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked
Heating	Natural Gas, Wood, Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage, RV Hookup
-------------------	------------------------------

Lot Description	Front Yard, Views, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	103
Zoning	HR - Hamlet Residential

### **Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.