\$775,000 - 49-13417 Twp Rd 752a, Rural Big Lakes County

MLS® #A2217166

\$775,000

3 Bedroom, 2.00 Bathroom, 1,686 sqft Residential on 0.31 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Beautifully designed 3 bedroom, 2 bathroom, 1,686 sq ft modern cottage built in 2018 by Sunneyside Lane Developments and located in the desirable gated community of Hilliard's Bay, just steps from the beach, playground, and sports court. This four-season home sits on a fully landscaped lot featuring Swedish aspens, multiple flowerbeds, shrubs, and a natural bush area for privacy, along with wood-look stone walkways and a stunning composite 3-sided deck with aluminum railing, including a 34.5' x 14' covered section and paving stone firepit area, with over \$75,000 invested in the deck alone. The interior boasts a 22' high vaulted great room with floor-to-ceiling windows, an electric fireplace with stone hearth, a spacious loft with lake views, and a luxurious executive primary suite complete with soaker tub and custom tiled shower with rain head and 8 body jets. The custom maple kitchen includes quartz countertops, dovetail jointed drawers, and soft-close cabinetry. Additional features include vinyl plank flooring, hot water on demand, a high-efficiency furnace, LED lighting, a concrete crawl space housing a 1,250-gallon cistern, main floor laundry, and a solid recycled asphalt driveway with 30-amp and 50-amp plug-ins and space for RV parking or a future garage. The septic system is easily accessible and serviced monthly, and the home is covered under structural new home







warranty until November 5, 2028. Condo fees are \$900/year and property taxes are \$4,585.32/year.

Built in 2018

Essential Information

MLS® # A2217166 Price \$775,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,686 Acres 0.31 Year Built 2018

Type Residential Sub-Type Detached

Style Cottage/Cabin

Status Active

Community Information

Address 49-13417 Twp Rd 752a

Subdivision Hilliard's Bay

City Rural Big Lakes County

County Big Lakes County

Province Alberta
Postal Code T0G 1C0

Amenities

Amenities Beach Access, Park, Parking, Playground, Recreation Facilities

Parking Spaces 6

Parking Additional Parking, RV Access/Parking

Interior

Interior Features Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home,

Open Floorplan, Quartz Counters, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces ^

Fireplaces Electric

Basement None

Exterior

Exterior Features Fire Pit, Garden, Private Yard, RV Hookup

Lot Description Many Trees
Roof Fiberglass

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 5th, 2025

Days on Market 171

Zoning r

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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