# \$524,900 - 13414 Township Road 752a, Grouard

MLS® #A2169203

#### \$524,900

3 Bedroom, 2.00 Bathroom, 1,060 sqft Residential on 0.22 Acres

NONE, Grouard, Alberta

This cottage has 2,120 square feet of finished living space within the exclusive gated community of Hilliards Bay Estates, situated on Lesser Slave Lake, Alberta's second-largest lake.

The second floor features an inviting kitchen, spacious living room, and master bedroom, all designed to maximize the lake views. The walk-out basement includes two additional bedrooms, a full bathroom, and a cozy family room, making it perfect for gatherings. You'll appreciate the generous front entrance with ample storage for outerwear, as well as a walk-in pantry and a large upper deck for outdoor enjoyment. The home comes furnished and features convenient amenities such as hot water on demand and heavy-duty recycled rubber tiles in the walk-out area, ensuring durability and low maintenance. An octagonal shelter, or enclosed gazebo, on the upper deck, is equipped with a fire pit, creating an ideal spot for friends and family to gather and enjoy each other's company. The property is thoughtfully landscaped with mature trees for added privacy and includes a dedicated outdoor fire pit area.

Additionally, there is a shed for extra storage, making this property both functional and inviting with minimal yard upkeep required.

Call today to book your lakefront resort tour.

Click the Video Link to see more.



#### **Essential Information**

MLS® # A2169203 Price \$524,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,060 Acres 0.22 Year Built 2017

Type Residential Sub-Type Detached

Style Cottage/Cabin

Status Active

## **Community Information**

Address 13414 Township Road 752a

Subdivision NONE
City Grouard

County Big Lakes County

Province Alberta
Postal Code T0G 1C0

### **Amenities**

Amenities Beach Access, Boating, Play

Parking Spaces 6

Parking None

### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

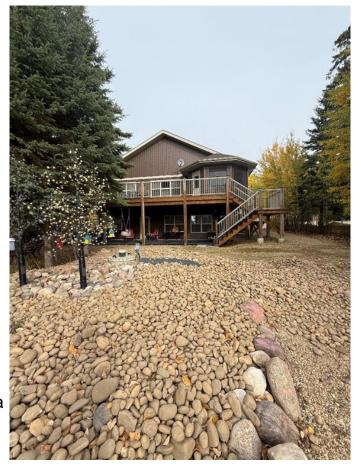
Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape, Sloped Down

Roof Asphalt Shingle





Construction Vinyl Siding Foundation ICF Block

#### **Additional Information**

Date Listed October 1st, 2024

Days on Market 396

Zoning Communal Recreational

HOA Fees 900 HOA Fees Freq. ANN

## **Listing Details**

Listing Office Grassroots Realty Group - High Prairie

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