

\$639,900 - 54, 13415 Township Road 752a, Rural Big Lakes County

MLS® #A2026617

\$639,900

3 Bedroom, 3.00 Bathroom, 2,050 sqft
Residential on 0.35 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

2050 square foot cottage in the gated community of Hilliard's Bay Estates. Immediately you will be drawn to the gathering spot where your friends and family will enjoy the ambiance and heat from the outdoor fire place. The stone clad turret and living room floor to ceiling windows will draw you inside to see more. The front living room is filled with morning light and showcases the second gas fireplace and custom log spiral staircase. The open concept kitchen was built around the Cook. The moveable island can be placed further out for a buffet style meal or pulled in to create a central prep station. An abundance of cabinetry and countertop space. The stainless steel appliances complete the look. On the main floor you will also find the laundry room, a three piece bathroom the Primary Bedroom that houses the extra spa like space of the turret, the ensuite with a Mexican tiled walk in shower, two person soaking tub and walk in closet. Through the entire home you will find the custom log trim giving the cottage a rustic - extravagance. Upstairs in the loft there is two more bedrooms and a newly completed third washroom. The garage houses the HVAC systems (hot water on demand/ in floor heating combo -Navien Boiler System) and water cistern with plenty of space left for the convenience of the drive thru garage. The backyard is unique to Hilliard's Bay Estates with Monias creek boarding the



property line creating privacy and a nature inspired atmosphere. Enjoy the outdoors at itâ€™s best with the custom built in outdoor kitchen and fire pit area. If you are interested in making Lesser Slave Lake your home away from home call, email or text today for your personified viewing.

Built in 2013

Essential Information

MLS® #	A2026617
Price	\$639,900
Sold Price	\$618,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.35
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	54, 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, Boating, Playground, Recreation Facilities
Parking Spaces	4
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan
Appliances	Gas Stove, Refrigerator, Was
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Backs on to Pal Lake, Front Yard, Low Main Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Perimeter Wall, ICF Block

Additional Information

Date Listed	February 20th, 2023
Date Sold	August 13th, 2024
Days on Market	537
Zoning	Residential
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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