

\$325,000 - 176 Lakeshore Drive S, Island Lake

MLS® #A2076519

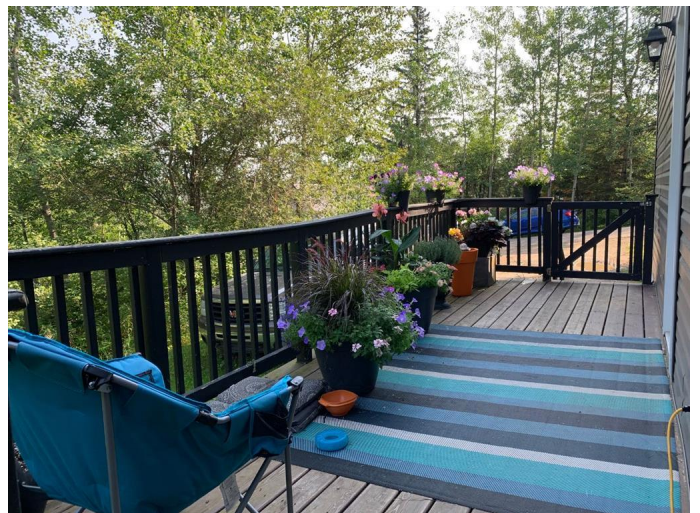
\$325,000

5 Bedroom, 2.00 Bathroom, 1,791 sqft

Residential on 0.32 Acres

NONE, Island Lake, Alberta

Looking for that perfect lake escape!!! We are offering a Charming 5 bedroom 2 storey Lake home with upper and lower decks, dog kennel, wood burning fireplace family and living room. private back yard with fire pit backing onto a forested area. This Ideal lake home can be converted into 2 living spaces with separate entrances if need be. A real gem of a lake property. This private back lot is close to the boat launch and many other wonderful amenities. This Lake community is exceptional!!! Boasting, biking and walking trails, Pickle ball courts, Private winter skating rink, multiple children's play grounds, ball diamonds, Resturant, gas station and a corner store are just among some of the conveniences you will find without leaving the lake. This well know Alberta lake is only 1.5 hours from Edmonton making it perfect for family getaways. Being a back lot owner on this lake comes with lake front boat parking privileges. There are several dock locations spread out around the lake for your boating enjoyment. Feeling extra adventurous!! camp out in the middle of the lake on boy scout island with friends!! This lake community is action packed with such things as, Canoe races, fishing derby 's, Boat poker rally's, Bay days, ball tournaments, Car shows, cannon ball competition's, Canada day fireworks displays (when weather allows) summer children programs! Island Lake is so much more then a lake it is a vibrant community. AirB&B's, generational families, summer



village residents and weekenders! so much to enjoy.

Built in 1985

Essential Information

MLS® #	A2076519
Price	\$325,000
Sold Price	\$300,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,791
Acres	0.32
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	176 Lakeshore Drive S
Subdivision	NONE
City	Island Lake
County	Athabasca County
Province	Alberta
Postal Code	T9S 1S2

Amenities

Parking Spaces	2
Parking	Driveway, Gravel Driveway, Off Street

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Kennel, Private Yard, Storage
Lot Description	Lake, Lawn, No Neighbours Behind, Meadow, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2023
Date Sold	February 28th, 2024
Days on Market	185
Zoning	SV
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Excellence
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