

\$997,000 - 711 Elk Street, Sunbreaker Cove

MLS® #A2101996

\$997,000

5 Bedroom, 3.00 Bathroom, 2,469 sqft

Residential on 0.22 Acres

NONE, Sunbreaker Cove, Alberta

Nestled along the tranquil shores of Sunbreaker Cove, Alberta, this haven promises a lifestyle of modern luxury and scenic serenity. Boasting an unrivaled location across the street from lakefront in a quiet cul de sac, the property features an array of recent upgrades and standout amenities, making it an idyllic retreat for those seeking the perfect blend of comfort and entertainment where the furniture and fixtures are included, PLUS 1/3 of the DOCK. The exterior impresses with its newly installed hardy board and fresh roofing. Inside, this home has undergone a comprehensive interior transformation. Recent updates include new paint, flooring, doors, windows, lighting and baseboards throughout. Step through the brand new front door into the bright family room/games room. Bring the whole family to enjoy the large 3 bedrooms on this main floor plus the beautiful 4 piece bathroom. Heading upstairs to the kitchen which is a culinary masterpiece including under counter lighting, custom cupboards, pullouts, quartz countertops, moveable island, and top-tier appliances, featuring a Thermador fridge and a gas Fulgor Milano range. The dining room seamlessly connects to the outdoors through new patio doors. Two more bedrooms on this level offers ample accommodation, with the primary bedroom featuring a walk-in closet and 3 piece ensuite. Luxurious Maxxmar custom blinds grace the living room, dining room, and games room windows, creating an elegant and



functional living space. Two gas fireplaces provide warmth and ambiance, ensuring cozy evenings with family and friends. Additional features include a new furnace, hot water tank, humidifier, water softener, A/C, alarm system, and security cameras for peace of mind. Outside the meticulously landscaped back yard is adorned with rubber mulch, artificial grass, perennial plants, ambient lighting and and an 8-person hot tub. The front 46 foot spacious deck allows spectacular lake views with privacy screens on each side, and GEMSTONE lights. Enjoy lake access just steps away adding to the allure of living by the water. The garage, equipped with electric heating and new door and opener, complements the property's convenience. Two large sheds offer additional storage, and a prepared foundation with crushed gravel awaits the potential addition of a double garage. This Sunbreaker Cove gem offers a unique opportunity to embrace lakeside living at its finest—a harmonious blend of modern sophistication and the beauty of nature. Don't miss the chance to call this remarkable property home. This can be all yours including the furniture and fixtures!

Built in 1985

Essential Information

MLS® #	A2101996
Price	\$997,000
Sold Price	\$965,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,469

Acres	0.22
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	711 Elk Street
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	6
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Dock, Fire Pit, Lighting, Storage
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	June 24th, 2024
Days on Market	157
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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