

\$419,900 - 741271 Range Road 103, Kinuso

MLS® #A2109336

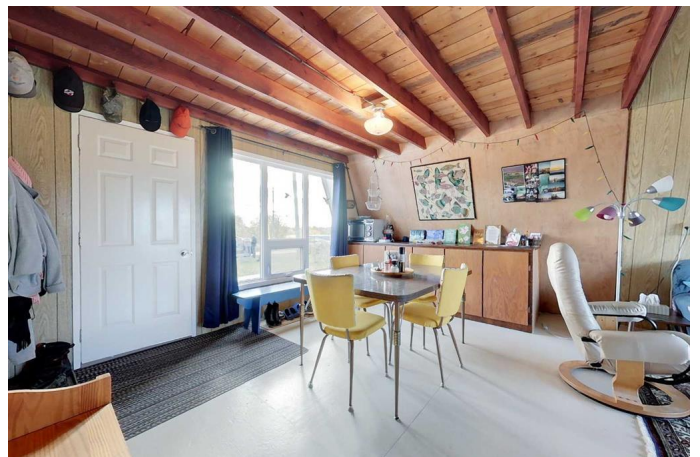
\$419,900

3 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0.39 Acres

NONE, Kinuso, Alberta

Ultimate LAKEFRONT RETREAT on the serene shores of Lesser Slave Lake. Rarely do properties like this come on the market! This Seasonal 3-bedroom cabin with a loft offers over 824 sq ft of comfort and charm. Step into the Open Concept Living and Dining area with high Vaulted Ceilings, wood accents, and a cozy Wood-burning Stove. The Cheerful Galley Kitchen features butcher block counter tops, checkered floor, lower cabinets and storage shelves. 3 Bedrooms on the main floor plus additional sleeping available in the Loft. The 3pc Bath on the main floor has a RV toilet. Hidden under the deck is a 300 gal storage that supplies potable water to the kitchen and bath. Relax on the front and back decks while enjoying Breathtaking Views from sunrise to sunset. Take a dip in the Lake or freshen up in the Outdoor Shower. The 16' x 24' Garage is wired, has a 8' x 8' concrete pad, great for storage or parking. Outhouse has a 300 gal pump out tank. Unwind around the fire pit or take a Leisurely Stroll on the Beach, just steps from your door. Moor a boat at the Spruce Point Park Marina, 10 mins away. You'll enjoy year round fishing, hunting, quadding and snowmobiling. A 10 min drive to Kinuso offers several amenities...to name a few, grocery store; restaurant, mercantile store, post office and gas station.. 40 Mins from Slave Lake, 45 mins from High Prairie, 2.75 hrs from Grande Prairie, 3 hrs from Edmonton, Don't miss this opportunity to own your own piece of paradise in Kinuso, Alberta.



Built in 1970

Essential Information

MLS® #	A2109336
Price	\$419,900
Sold Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.39
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	74127l Range Road 103
Subdivision	NONE
City	Kinuso
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1K0

Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Phone Available, Satellite Internet Available
Parking Spaces	4
Parking	On Street, Single Garage Detached
Waterfront	Beach Front, Lake Front

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Vinyl Windows
Appliances	Electric Range, Refrigerator
Heating	Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Free Standing, Living Room, Metal, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Outdoor Shower, Private Yard
Lot Description	Back Yard, Beach, Corner Lot, Few Trees, Lake, Front Yard, Lawn, No Neighbours Behind, Reverse Pie Shaped Lot, Landscaped
Roof	Metal
Construction	Wood Frame
Foundation	Piling(s), Wood

Additional Information

Date Listed	March 1st, 2024
Date Sold	June 26th, 2024
Days on Market	117
Zoning	CMR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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