

\$255,000 - 73, 10417 Township Road 740, Rural Big Lakes County

MLS® #A2122207

\$255,000

3 Bedroom, 1.00 Bathroom, 857 sqft
Residential on 0.23 Acres

NONE, Rural Big Lakes County, Alberta

Escape to your own slice of paradise at this charming turn-key cabin nestled in Poplar Point! Just steps from a private sandy beach, this home offers all the amenities you can dream of. This cozy cabin boasts a warm atmosphere with stained pine walls, vaulted ceilings, and durable laminate flooring designed for low maintenance easy lakeside living. The open concept layout features a full kitchen, an inviting dining and living area which center around a wood stove, perfect for relaxing evenings indoors. Good sized bedrooms with 2 double bunk beds in bedroom 2 & 3. The primary bedroom offers a perfect escape after a long day outdoors. A 3 piece bathroom with laundry facilities are conveniently located adjacent to the bedrooms. Moving outdoors you will find an attached screen porch with removable panels which allows you to enjoy the fresh air regardless of the weather. A well crafted wraparound deck offers sun-soaked spots throughout the day, while the landscaped yard features lush lawns, shrubs, trees & views. Additional amenities include an outdoor shower with hot and cold running water. A campground and marina are within walking distance. This property is serviced with power, a 1000-gallon septic tank, and a 1000-gallon cistern, a/c unit and R40 insulation in the roof and walls, a 10x10 shed, while ample parking pad provides convenient storage and space



for vehicles and other recreational toys. As part of the Poplar Point Developments you can enjoy access to amenities such as garbage disposal, roadway maintenance, and common area upkeep for a nominal fee of \$200 per year. Nearby, Spruce Point Park offers a marina and boat launch, while the village of Kinuso, just a 10-minute drive away, provides full amenities. Located 300 km northwest of Edmonton and 200 km east of Grande Prairie, this cabin is perfectly located for a peaceful lakeside getaway. All furnishings and household items are negotiable. This cabin offers the ideal retreat for all!

Built in 2015

Essential Information

MLS® #	A2122207
Price	\$255,000
Sold Price	\$250,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	857
Acres	0.23
Year Built	2015
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Sold

Community Information

Address	73, 10417 Township Road 740
Subdivision	NONE
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1K0

Amenities

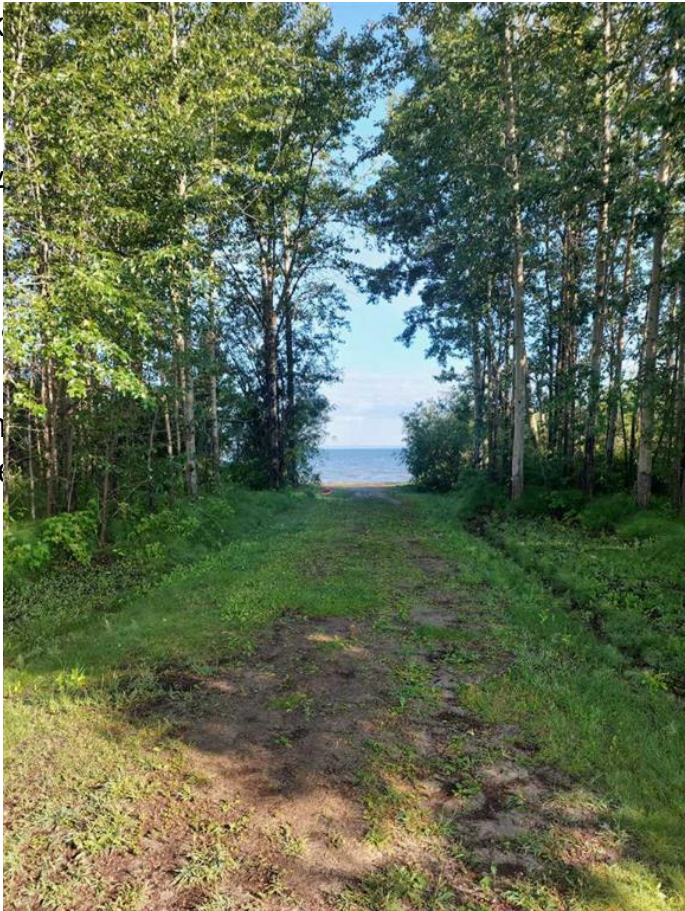
Amenities	Beach Access, Boating, Park
Utilities	Electricity Connected, Sewer
Parking Spaces	4
Parking	Off Street, Parking Pad, RV A

Interior

Interior Features	Built-in Features, Ceiling F Open Floorplan
Appliances	Wall/Window Air Condition Refrigerator, Stove(s), Wash
Heating	Radiant, Wood Stove
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Metal
Construction	Wood Frame, Wood Siding



Additional Information

Date Listed	April 19th, 2024
Date Sold	December 10th, 2024
Days on Market	234
Zoning	BR
HOA Fees	0.00

Listing Details

Listing Office	eXp REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.