

\$424,000 - 1309 Breakers Way, Sunbreaker Cove

MLS® #A2123893

\$424,000

1 Bedroom, 1.00 Bathroom, 487 sqft
Residential on 0.30 Acres

NONE, Sunbreaker Cove, Alberta

Escape to your vacation home in the Sunbreaker Cove Summer Village at Sylvan Lake! This Cute, Cozy Cottage is nestled among the trees and provides a serene and private oasis for you and your loved ones. As you enter the property, youâ€™ll be greeted by a picturesque, covered porch, the perfect spot to relax and unwind. Step inside to discover a spacious great room with large windows providing loads of natural light. The delightful decor and gas fireplace gives a warm welcome feeling. The Bedroom features a new queen sized wood poster bunk bed, dresser and night stand with the three-piece bathroom conveniently located across the hall. Need more space for guests? This property also includes a 5th wheel Komfort vacation trailer. Outside, a large south-facing deck extends your living space, ideal for summer barbecues and gatherings. The landscaped backyard boasts a fire pit for unforgettable summer evenings and opens onto a vast nature reserve. Take a leisurely walk through the trees approx. 200 yards to reach the lake shore, where your boat-lift and dock are waiting. Along the way, youâ€™ll find two viewing platforms, perfect for taking in the breathtaking lake views and sunsets. For a day at the beach, Glens Cove is a short walk, offering a sandy beach and grassy picnic area for the whole family to enjoy. With a new roof in 2023 and Municipal Septic hook-up completed, this cottage is ready to make your unforgettable memories. Book your showing



today and start living your Lake House dream!
property to be sold "As Is Condition"

Built in 1975

Essential Information

MLS® #	A2123893
Price	\$424,000
Sold Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	487
Acres	0.30
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1309 Breakers Way
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	6
Parking	Driveway, Off Street, On Street

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Chandelier, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Stove, Refrigerator
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Dock, Fire Pit, Other, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Triangular Lot, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	May 12th, 2024
Date Sold	July 17th, 2024
Days on Market	64
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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