

\$1,250,000 - 306 Fountain Avenue, Waterton Park

MLS® #A2150607

\$1,250,000

1 Bedroom, 1.00 Bathroom, 1,060 sqft

Residential on 0.23 Acres

NONE, Waterton Park, Alberta

Approximately 100 years ago Cabins and Cottages were built in the Waterton Lakes National Park Townsite. Few of those log cabins remain today. This is one of them! Structurally sound and absolutely adorable, this cabin was named Vimy View because of the wonderful view of Vimy mountain from the front. Stepping inside this ICONIC cabin in the mountains will transport you back to a simpler time. Isn't that what a summer cabin is all about? The sleeping porch and back room, the sleeping loft, the Foster fireplace, the cast iron tub, the wood windows and fir rafters and beams are all part of what make it both functional and a treasure. Many try to emulate this authentic look, but this is the real craftsman architecture. The cabin is situated on an interior lot with a grove of maples in the back to shade the deck. This location benefits from the occasional cooling breeze from the nearby Cameron Falls but remains protected from the force of the wind of the lakefront. Everything is nearby, including the playground, tennis and pickle ball courts, downtown, and Cameron Creek walking path. There is a garage with covered addition off its side for boat storage. Imagine yourself sitting in the front enclosed porch area playing a card game or enjoying the view. This extraordinary cabin has been lovingly maintained and curated for 100 years and is now ready for a new owner to step in with contents included to carry on this legacy property. Waterton Lakes National Park is a lifestyle and opportunity for



recreation and connection to nature that is hard to find. Come benefit from a lease that is not due for renewal until 2050! Come make this part of your life and well being. There is newer sewer and water lines, the stove is new as of July 2024.

Built in 1924

Essential Information

MLS® #	A2150607
Price	\$1,250,000
Sold Price	\$1,075,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,060
Acres	0.23
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	306 Fountain Avenue
Subdivision	NONE
City	Waterton Park
County	Improvement District No. 04 (Waterton)
Province	Alberta
Postal Code	T0K2M0

Amenities

Parking Spaces	4
Parking	Boat, Off Street, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Built-In Gas Range, Freezer, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Other
Lot Description	See Remarks, Treed
Roof	Metal
Construction	Log
Foundation	Block, Combination

Additional Information

Date Listed	July 19th, 2024
Date Sold	November 17th, 2024
Days on Market	121
Zoning	Cottage
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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