

\$609,000 - 1318 Balm Road, Sunbreaker Cove

MLS® #A2220776

\$609,000

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.21 Acres

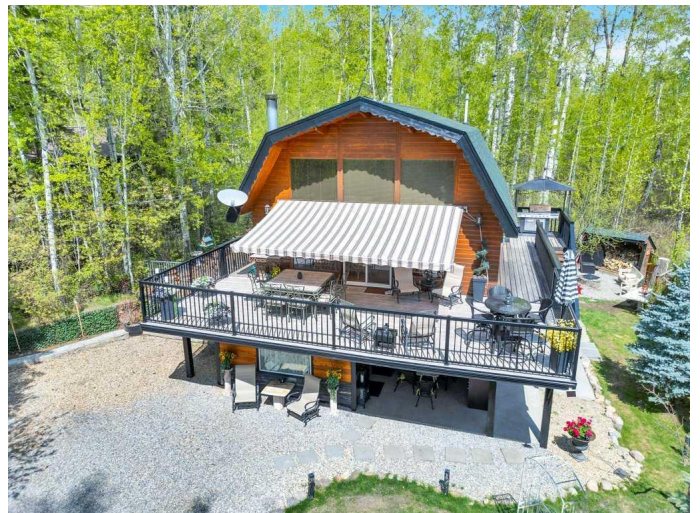
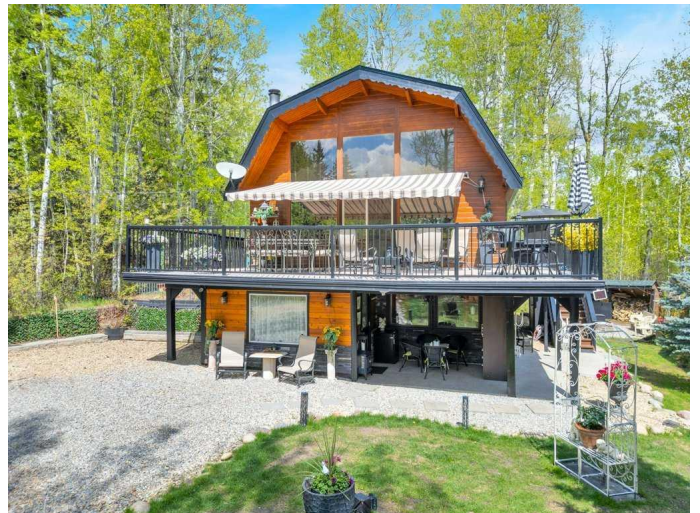
NONE, Sunbreaker Cove, Alberta

Embrace the charm of 4-season living in this beautiful 4-bedroom, 2-bathroom cottage/home nestled in the serene landscapes of Sunbreaker Cove. Whether you're dreaming of a cozy family cottage or eyeing a savvy investment with potential rental income, this gem is tailored to impress and boasts 1700 sq.ft of living space.

Step inside to discover a treasure trove of design and comfort with a striking brick-faced, floor-to-ceiling wood-burning fireplace, setting the stage for memorable gatherings and time with the family. The interior features that classic cottage feel with vaulted ceilings, beautiful original hardwood floor and wood construction, and large windows, creating a warm, inviting ambiance throughout.

Culinary adventures await in two kitchens: a spacious main kitchen and a secondary option in the lower level, complete with granite countertops and 2 fridges and stoves. The wrap-around deck leads to the massive SW exposed waterproof deck in the front, and it also includes a large electric awning, offering a perfect spot to enjoy bbq's and afternoon cocktails. At night you can enjoy the private firepit area out back, tucked away in the trees, too!

Nestled just down the road and around the corner from the newly renovated Sunbreaker boat launch, the location promises a perfect



blend of seclusion and accessibility, with it being only a 15 minute drive from the Town of Sylvan Lake.

Whether you're in the market for a seasonal retreat, a year-round haven, or an investment opportunity, this property promises a blend of comfort, location, and that cottage feel we all remember as kids. Ready to make more of those memories? That next chapter begins here.

Built in 1981

Essential Information

MLS® #	A2220776
Price	\$609,000
Sold Price	\$597,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	1318 Balm Road
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Waterfront Lake Access

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Granite Counters, Master Downstairs

Appliances Electric Stove, Range Hood, Refrigerator, Window Coverings, Wall/Window Air Conditioner

Heating Baseboard, Electric, Fireplace(s), In Floor

Cooling Window Unit(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Finished, See Remarks

Exterior

Exterior Features Awning(s)

Lot Description Landscaped, Brush, Environmental Reserve, Many Trees, No Neighbours Behind, See Remarks, Treed

Roof Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Date Sold June 25th, 2025

Days on Market 41

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office KIC Realty

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