

# \$469,999 - 57, 13415 Township Road 752a, Rural Big Lakes County

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MLS® #A2108747

**\$469,999**

2 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0.27 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

A 1300 square foot cottage in the gated community of Hilliards Bay Estates. This storey and a half cottage has everything needed to spend time enjoying everything Lesser Slave Lake has to offer. Within the gated community of Hilliards Bay Estates there is private sandy beaches where the waves roll in endlessly with luxurious views of the lake and sunsets. A recreation area with the option of different sport courts. A variety of hiking trails including the Trans Canada Trail. Winter options including snowmobiling, cross country skiing and fishing. A boat launch and an option of a private boat slip. Stepping up to the cabin you will immediately notice the maintenance free wrap around deck. A private back yard with a fire pit area: a storage shed and wood storage. The back door entrance provides a place for your outdoor gear with a combination coat closet and laundry facilities. The open concept kitchen, dining and living room have spectacular floor to ceiling chalet style windows. The loft upstairs has a sleeping dorm, a three piece washroom and a family room. Call, email or text to book your personalised tour of Hilliards Bay Estates and Cabin 57.

Built in 2011

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2108747          |
| Price          | \$469,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,300             |
| Acres          | 0.27              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 57, 13415 Township Road 752a |
| Subdivision | Hilliard's Bay               |
| City        | Rural Big Lakes County       |
| County      | Big Lakes County             |
| Province    | Alberta                      |
| Postal Code | T0G 1E0                      |

### **Amenities**

|                |                    |
|----------------|--------------------|
| Amenities      | Beach Access, Park |
| Parking Spaces | 4                  |
| Parking        | Parking Pad        |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer   |
| Heating           | Baseboard, Boiler, Fireplace(s)   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, See Remarks  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard   |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding                                  |
| Foundation        | Wood  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Days on Market | 546                 |
| Zoning         | Residential         |

**Listing Details**

|                |  |
|----------------|--|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|--|

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