

# \$599,900 - 49 13415 Township Road 752a, Rural Big Lakes County

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MLS® #A1228415

**\$599,900**

4 Bedroom, 2.00 Bathroom, 2,000 sqft  
Residential on 0.28 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

4 Bedroom 2 Bathroom cottage in Hilliards Bay Estates. Lesser Slave Lake is the perfect backdrop for your year round recreation fulfilment. Hilliards Bay is best know for its pristine sandy beach, recreational amenities in a gated community. You will be immediately drawn to the the earthy tones and highly functioning layout of this breath taking cottage.

With your double garage facing the road your entertainment space and family area is in the rear of the cottage situated among nature. The large windows in a historic A frame pattern to absorb as much of the outdoors to indoors as possible. The deck wraps around from the lakeside to the rear of the cabin where you can also access the fire pit. Inside you will find ample space for your family and all of your friends. The open concept living room/kitchen is heated by a gas stove to keep it cozy year round. All of the amenities of home and more. High end appliances in the kitchen including a gas stove. Main floor laundry and a bonus room on the second level. Call, email or text today to view.

Built in 2012

## Essential Information

MLS® #	A1228415
Price	\$599,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	0.28
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	49 13415 Township Road 752a
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1G0

### **Amenities**

Amenities	Beach Access, Boating, Playground
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Natural Woodwork, No Smoking Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	ICF Block

### Additional Information

Date Listed	June 10th, 2022
Days on Market	1051
Zoning	Residential
HOA Fees	900
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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