

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

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), Open Floorplan, Vinyl Windows, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
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	Private Entrance, Private Yard, Storage, Fire Pit
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Wood

### **Additional Information**

Date Listed	February 20th, 2024
Days on Market	410
Zoning	Residential

### **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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