



780-832-0996  
derek.estabrook@outlook.com

54, 13415 Township Road 752A  
Rural Big Lakes County, Alberta

MLS # A2026617



\$639,900

Division:	Hilliard's Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,050 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lake, F		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 900
Basement:	None	LLD:	20-75-5-W5
Exterior:	Composite Siding, Stone	Zoning:	Residential
Foundation:	Perimeter Wall, ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

**Inclusions:** Shed, fire pit, outdoor BBQ kitchen + Fridge, Water tank in garage, Island Stools, Garage shelves, Negotiable furniture

2050 square foot cottage in the gated community of Hilliard's Bay Estates. Immediately you will be drawn to the gathering spot where your friends and family will enjoy the ambiance and heat from the outdoor fire place. The stone clad turret and living room floor to ceiling windows will draw you inside to see more. The front living room is filled with morning light and showcases the second gas fireplace and custom log spiral staircase. The open concept kitchen was built around the Cook. The moveable island can be placed further out for a buffet style meal or pulled in to create a central prep station. An abundance of cabinetry and countertop space. The stainless steel appliances complete the look. On the main floor you will also find the laundry room, a three piece bathroom the Primary Bedroom that houses the extra spa like space of the turret, the ensuite with a Mexican tiled walk in shower, two person soaking tub and walk in closet. Through the entire home you will find the custom log trim giving the cottage a rustic - extravagance. Upstairs in the loft there is two more bedrooms and a newly completed third washroom. The garage houses the HVAC systems (hot water on demand/ in floor heating combo -Navien Boiler System) and water cistern with plenty of space left for the convenience of the drive thru garage. The backyard is unique to Hilliard's Bay Estates with Monias creek boarding the property line creating privacy and a nature inspired atmosphere. Enjoy the outdoors at it's best with the custom built in outdoor kitchen and fire pit area. If you are interested in making Lesser Slave Lake your home away from home call, email or text today for your personified viewing.