

# \$759,000 - 7, 112004 Township Road 82a, Rural Forty Mile No. 8, County Of

MLS® #A2190711

**\$759,000**

4 Bedroom, 2.00 Bathroom, 1,697 sqft  
Single Family on 0.90 Acres

N/A, Rural Forty Mile No. 8, County Of, Alberta

Your Waterfront Retreat Awaits! Nestled on nearly an acre of prairie land, this unique waterfront property offers the perfect blend of relaxation and recreation. From the moment you arrive, you'll feel the pride of ownership that has gone into creating this serene haven. This immaculate 1,697 sq. ft. home, built by Triple M Homes, features a spacious layout with 4 bedrooms and 2 bathrooms—ideal for families or guests. The heart of the home is the open concept living room, kitchen and dining room area. The kitchen is complete with upgraded wood cabinetry, perfect for cooking and entertaining. The open dining/living room area flows seamlessly to the expansive private deck, where you can take in the amazing prairie views. The master suite offers a true retreat with a generous walk-in closet, enough room for a king-sized bed, and a luxurious five-piece ensuite. Three additional bedrooms, along with a 4-piece bathroom, ensure there's plenty of room for everyone. For added convenience, the laundry facilities are located just off the back entrance, adjacent to the energy-efficient furnace. And on those hot summer days, enjoy the comfort of central air conditioning throughout the home. Step outside and discover your own personal paradise. The 30x36 garage offers ample storage for all your toys and doubles as the perfect space for family gatherings. There are also 3 dedicated



30-amp RV plugs and an RV dump station, making it easy to accommodate additional guests with RVs. A short walk down the hill leads to your semi-private boat marina, which is easily accessible regardless of the lake's water level. The backyard is your personal oasis. Relax on the large, private deck, complete with a gas fed fire pit, perfect for cozy evenings under the stars. Take a dip in the fenced-in, above-ground heated pool, situated on a secure cement pad with a poolside deck. The pool meets all insurance and safety requirements, including a security system. This property offers Bluetooth-controlled irrigation for a lush, year-round landscape, as well as trees that add shade and tranquility. The 2,000-gallon septic tank offers reliability, while membership in the Twin Tundra Water Co-op ensures year-round water access. With a filtration system on-site, the water is potable, out of the tap. This turn-key retreat is ready for you to simply move in and start enjoying. Whether you're seeking adventure or a quiet place to unwind, this property has it all. So pack your swimsuit, grab some steaks and your favorite beverages, and get ready to make unforgettable memories by the lake. Don't miss out on this exceptional opportunity. See you there! (id:6289)

Built in 2015

**Essential Information**

Listing #	A2190711
Price	\$759,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,697
Acres	0.90
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Style                      Bungalow

## Community Information

Address                      7, 112004 Township Road 82a  
Subdivision                      N/A  
City                      Rural Forty Mile No. 8, County Of  
Province                      Alberta  
Postal Code                      T0K0X0

## Amenities

Amenities                      Water Nearby  
Features                      PVC window, No Smoking Home  
Parking                      Detached Garage, Other, RV  
# of Garages                      2

## Interior

Appliances                      Refrigerator, Dishwasher, Stove, Washer & Dryer  
Heating                      Natural gas Forced air  
Cooling                      Central air conditioning  
# of Stories                      1

## Exterior

Exterior                      Asphalt, Vinyl siding  
Exterior Features                      Landscaped, Underground sprinkler  
Foundation                      Block, Piled

## Listing Details

Listing Office                      RE/MAX MEDALTA REAL ESTATE



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