

\$775,000 - 49-13417 Twp Rd 752a, Rural Big Lakes County

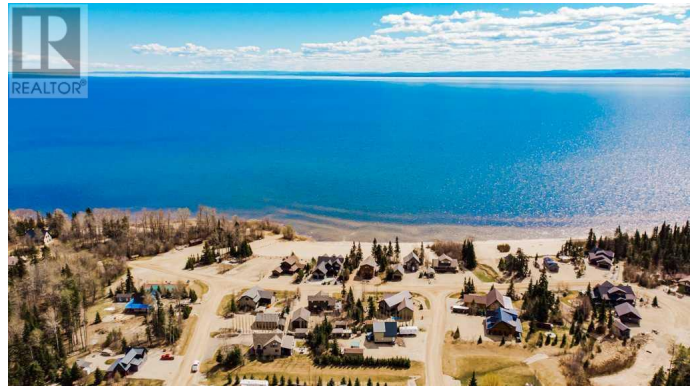
MLS® #A2217166

\$775,000

3 Bedroom, 2.00 Bathroom, 1,686 sqft
Single Family on 0.31 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Beautifully designed 3 bedroom, 2 bathroom, 1,686 sq ft modern cottage built in 2018 by Sunnyside Lane Developments and located in the desirable gated community of Hilliard's Bay, just steps from the beach, playground, and sports court. This four-season home sits on a fully landscaped lot featuring Swedish aspens, multiple flowerbeds, shrubs, and a natural bush area for privacy, along with wood-look stone walkways and a stunning composite 3-sided deck with aluminum railing, including a 34.5' x 14' covered section and paving stone firepit area, with over \$75,000 invested in the deck alone. The interior boasts a 22' high vaulted great room with floor-to-ceiling windows, an electric fireplace with stone hearth, a spacious loft with lake views, and a luxurious executive primary suite complete with soaker tub and custom tiled shower with rain head and 8 body jets. The custom maple kitchen includes quartz countertops, dovetail jointed drawers, and soft-close cabinetry. Additional features include vinyl plank flooring, hot water on demand, a high-efficiency furnace, LED lighting, a concrete crawl space housing a 1,250-gallon cistern, main floor laundry, and a solid recycled asphalt driveway with 30-amp and 50-amp plug-ins and space for RV parking or a future garage. The septic system is easily accessible and serviced monthly, and the home is covered under structural new home



warranty until November 5, 2028. Condo fees are \$900/year and property taxes are \$4,585.32/year. (id:6289)

Built in 2018

Essential Information

Listing #	A2217166
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,686
Acres	0.31
Year Built	2018
Type	Single Family
Sub-Type	Bare Land Condo
Style	Cottage

Community Information

Address	49-13417 Twp Rd 752a
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
Province	Alberta
Postal Code	T0G1C0

Amenities

Amenities	Park, Playground, Recreation Centre
Features	No Smoking Home, Parking
Parking Spaces	6
Parking	RV

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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Listing information last updated on October 21st, 2025 at 8:16am PDT