

**4 4A Street W
Faust, Alberta****MLS # A2232797****\$242,900**

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	254 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Few Trees, Landscaped, Private, Rectangular Lot		

Heating:	Combination, Electric, Wood, Wood Stove	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Residential Market
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: Window Mount Air Conditioner, Electric Heater x 2, Table, Bed and Mattress x 2, Shed x 2, Fire Pit

Gems like this property don't come along often, located just a short walk from one of Alberta's most beautiful lakes and a scenic marina, this cozy, well-crafted cabin is the perfect weekend retreat and has been built with top-quality materials including well-insulated 2"x6" walls, high-quality windows and doors, a tall ceiling with storage above the entrance and washroom, built-in bunk beds, and a generous storage closet; it also features a built-in cell phone signal booster, wood stove, electric heat, window-mounted A/C unit, and heat-taped water lines to prevent freezing, along with a curb stop for convenient water shut-off, all situated on 16 screw piles with a durable cement fibre board exterior and fully finished plywood interior ready for your personal touch; the spacious, well-manicured yard is surrounded by mature trees and includes two full sets of RV hookups with water, sewer, and power (30-amp, 50-amp, and 110V), a firepit, a 12'x6' shed with overhead door, and an additional 10'x16' shed, with all services trenched in deep to eliminate the chance of freezing; also included are the furniture, beds, and appliances, making this property move-in ready just in time for summer.