

**4 4A Street W  
Faust, Alberta**

**MLS # A2232797**

**\$242,900**



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

<b>Heating:</b>	Combination, Electric, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	Residential Market
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	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.