133 Birchcliff Road
Birchcliff, Alberta

MLS # A2247999

$1,295,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow

Size:	1,258 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	3	**Baths:**	1

Garage:	Driveway, Off Street
Lot Size:	0.21 Acre
Lot Feat:	Beach, Lake, Private

Heating:	Forced Air, Propane	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space, None	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Stove, hood fan, Fridge, Microwave, Freezer, All window coverings, propane tank

Welcome to Birchcliff Hideaway, your dream 4-season lakefront retreat! This charming cabin, nestled in the serene Summer Village of Birchcliff, offers 1,258 square feet of beautifully renovated living space with 3 bedrooms and a full 4-piece bathroom. Recent updates include a modern kitchen with stunning hickory cabinets and a new furnace, perfectly blending comfort and rustic charm. The large lakeside deck offers breathtaking views of Sylvan Lake, with spectacular sunsets that make it the perfect space for relaxation. Stairs lead down to the water, where you'll find a second lakeside deck for added outdoor enjoyment. This property sits on more than a quarter-acre (12,562 sqft) of prime lakefront land, providing ample room to build a large detached garage with sleeping quarters above, or even the option to tear down and build the custom lakefront dream home you've always envisioned. Lovingly cared for by the same owner for over 45 years, this cabin reflects pride of ownership at every turn. It's also connected to the regional wastewater line for modern convenience. Nestled on the peaceful north side of Sylvan Lake, Birchcliff features newly paved roads and a boat friendly, useable shoreline, making it an ideal location for enjoying warm summer days and stunning sunsets year-round. Don't miss this rare opportunity to own your own piece of paradise!