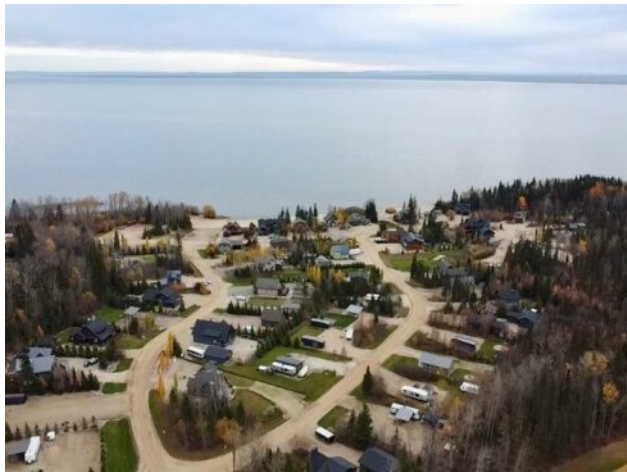


**125 Monias Drive  
Rural Big Lakes County, Alberta****MLS # A2174092****\$750,000**

<b>Division:</b>	Hilliard's Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Boat, Driveway, Front Drive, Golf Cart Garage, Gravel Driveway, Multiple Driveways		
<b>Lot Size:</b>	0.59 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High Speed Internet
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

A Piece of Paradise! Affordable Elite Living! Welcome the serene and private enclave of Hilliard's Bay Estates, this breathtaking lake property offers the ultimate escape for nature enthusiasts and luxury seekers alike. Just a short walk to the sandy beach, this premier retreat sits on two generous lots totaling 0.59 acres, showcasing an impressive 1,518 sq. ft., two-story home that combines rustic charm with modern comforts. As you enter this charming three-bedroom, two-bathroom home, you'll be captivated by its earthy tones and meticulously crafted, highly functional layout. The open concept kitchen, dining and living room area is soaked with natural light making it a stunning and relaxing environment to enjoy meals and entertain. The expansive wrap-around deck spans three sides of the home, providing endless opportunities for relaxation while soaking in the natural surroundings. Upstairs, two decks at either end of the house extend your living space even further, creating the perfect spots for peaceful morning coffee or sunset gatherings. Building Two is a spacious three-season outdoor kitchen that boasts everything you need, from a fridge, stove, pop cooler, and deep freezer to a full-sized dishwasher. With a large dining area, this space is perfect for entertaining, offering an authentic outdoor dining experience without sacrificing comfort or functionality. The adjacent brick patio, complete with a cozy covered fire pit, is the ideal spot for fireside chats long into the evening. This estate provides endless entertainment and recreation options for every member of the family. For garden lovers, a greenhouse and raised garden beds offer ample space to grow fresh produce, with a seepage well providing convenient lawn and garden watering. Horseshoe pits, a large wood shed, children's play set, and a storage shed provide all you need to enjoy a relaxed outdoor

lifestyle. With additional conveniences like a crushed asphalt driveway, spacious parking area, and RV hook-ups complete with water, sewer, and power, this property is ready to host all your friends and family in style. And for the ultimate lakefront experience, Hilliard's Bay Estates provides easy access to the pristine beach, fishing, and boating. Whether you prefer hiking along the scenic Trans Canada Trail and Hilliard's Bay Provincial Park or exploring ATV trails through vast, untouched wilderness, adventure is never far from home. A full-sized fenced basketball court offers hours of fun and exercise, while the extensive children's playground will delight the young ones. Hilliard's Bay is renowned for its stunning sandy beaches, recreational amenities, and the safety of a gated community, offering an unparalleled blend of tranquility and convenience. Here, every day feels like a getaway. Don't miss your chance to own this extraordinary lake property — call, email, or text today to schedule a personalized tour and experience the magic of Hilliard's Bay Estates for yourself!