

**3, 10428 Township Road 735  
Rural Big Lakes County, Alberta**

**MLS # A2199813**



**\$85,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Bungalow		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Rectangular Lot		

<b>Heating:</b>	Electric, Other	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 120
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Recreational
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Cute and Cozy Recreational property located just minutes from Spruce Point Park Marina on one of Alberta's nicest lakes where you can enjoy boating, fishing and watching some of the best sunsets!! Inside the cabin, you will find a cozy open concept living space kitchen/dining, bedroom and a 4-pc bathroom with hook ups for washer and dryer. This gem is well maintained and move in ready, complete with all household furnishings. Outdoors has a front deck, a large storage shed featuring overhead door for lots of storage area. Underground cistern is 1000 gallons and septic tank is 1000 gallons. The large lot is nicely landscaped with plenty of space for company to park RV's for the family camp outs!!!