

74030 Birch Avenue
Widewater, Alberta

MLS # A2220685



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,367 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Lake, Lawn, Private, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: ALL SHEDS & OUTBUILDINGS

Here is the home by the lake in Widewater ! This fantastic 4 bedroom bi-level sits on a full 1 acre of land lakeside to Lesser Slave Lake, and there's an amazing balcony off the kitchen with a crazy amount of space to enjoy the views, or you can walk to the shoreline. Hardwood flooring through most of the top level that feature a large vaulted ceiling with windows stacked high towards that amazing lake, surrounded by a towering stone faced fireplace. Wonderful kitchen and dining area, functional and bright. Downstairs is fully finished with a big rec room, 2 more bedrooms, a full bath, and access to the huge double attached garage. Great location, right by the lake on a very quiet road, all the services, all the views, just need you's ! Only 15 minutes from the town of Slave Lake.