

# \$759,000 - 7, 112004 Township Road 82a, Rural Forty Mile No. 8, County of

MLS® #A2190711

**\$759,000**

4 Bedroom, 2.00 Bathroom, 1,697 sqft  
Residential on 0.90 Acres

NONE, Rural Forty Mile No. 8, County of, Alberta

Your Waterfront Retreat Awaits!

Nestled on nearly an acre of prairie land, this unique waterfront property offers the perfect blend of relaxation and recreation. From the moment you arrive, you'll feel the pride of ownership that has gone into creating this serene haven.

This immaculate 1,697 sq. ft. home, built by Triple M Homes, features a spacious layout with 4 bedrooms and 2 bathrooms—ideal for families or guests. The heart of the home is the open concept living room, kitchen and dining room area. The kitchen is complete with upgraded wood cabinetry, perfect for cooking and entertaining. The open dining/living room area flows seamlessly to the expansive private deck, where you can take in the amazing prairie views.

The master suite offers a true retreat with a generous walk-in closet, enough room for a king-sized bed, and a luxurious five-piece ensuite. Three additional bedrooms, along with a 4-piece bathroom, ensure there's plenty of room for everyone. For added convenience, the laundry facilities are located just off the back entrance, adjacent to the energy-efficient furnace. And on those hot summer days, enjoy the comfort of central air conditioning throughout the home.

Step outside and discover your own personal paradise. The 30x36 garage offers ample



storage for all your toys and doubles as the perfect space for family gatherings. There are also 3 dedicated 30-amp RV plugs and an RV dump station, making it easy to accommodate additional guests with RVs. A short walk down the hill leads to your semi-private boat marina, which is easily accessible regardless of the lake's water level.

The backyard is your personal oasis. Relax on the large, private deck, complete with a gas fed fire pit, perfect for cozy evenings under the stars. Take a dip in the fenced-in, above-ground heated pool, situated on a secure cement pad with a poolside deck. The pool meets all insurance and safety requirements, including a security system.

This property offers Bluetooth-controlled irrigation for a lush, year-round landscape, as well as trees that add shade and tranquility. The 2,000-gallon septic tank offers reliability, while membership in the Twin Tundra Water Co-op ensures year-round water access. With a filtration system on-site, the water is potable, out of the tap.

This turn-key retreat is ready for you to simply move in and start enjoying. Whether you're seeking adventure or a quiet place to unwind, this property has it all. So pack your swimsuit, grab some steaks and your favorite beverages, and get ready to make unforgettable memories by the lake.

Don't miss out on this exceptional opportunity. See you there!

Built in 2015

### **Essential Information**

MLS® #	A2190711
Price	\$759,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,697
Acres	0.90
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	7, 112004 Township Road 82a
Subdivision	NONE
City	Rural Forty Mile No. 8, County of
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0X0

### **Amenities**

Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Private Yard, Dock, Outdoor Kitchen
Lot Description	Lake, Landscaped, Underground Sprinklers, Yard Lights, Private, Open Lot, Standard Shaped Lot, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt
Foundation	Block, Piling(s)

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	44

Zoning RA

## **Listing Details**

Listing Office RE/MAX MEDALTA REAL ESTATE

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