

# \$564,900 - 13414 Township Road 752a, Grouard

MLS® #A2169203

**\$564,900**

3 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.22 Acres

NONE, Grouard, Alberta

This cottage has 2,120 square feet of finished living space within the exclusive gated community of Hilliards Bay Estates, situated on Lesser Slave Lake, Alberta's second-largest lake.

The second floor features an inviting kitchen, spacious living room, and master bedroom, all designed to maximize the lake views. The walk-out basement includes two additional bedrooms, a full bathroom, and a cozy family room, making it perfect for gatherings. You'll appreciate the generous front entrance with ample storage for outerwear, as well as a walk-in pantry and a large upper deck for outdoor enjoyment. The home comes furnished and features convenient amenities such as hot water on demand and heavy-duty recycled rubber tiles in the walk-out area, ensuring durability and low maintenance. An octagonal shelter, or enclosed gazebo, on the upper deck, is equipped with a fire pit, creating an ideal spot for friends and family to gather and enjoy each other's company. The property is thoughtfully landscaped with mature trees for added privacy and includes a dedicated outdoor fire pit area. Additionally, there is a shed for extra storage, making this property both functional and inviting with minimal yard upkeep required. Call today to book your lakefront resort tour.

Built in 2017

## Essential Information



MLS® #	A2169203
Price	\$564,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.22
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	13414 Township Road 752a
Subdivision	NONE
City	Grouard
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

### **Amenities**

Amenities	Beach Access, Boating, Playground, RV/Boat Storage
Parking Spaces	6
Parking	None

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                    ICF Block

**Additional Information**

Date Listed                    October 1st, 2024  
Days on Market                223  
Zoning                          Communal Recreational  
HOA Fees                      900  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                   Grassroots Realty Group - High Prairie

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