

# \$630,000 - 645 Fox Crescent, Sunbreaker Cove

MLS® #A2216264

**\$630,000**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.24 Acres

NONE, Sunbreaker Cove, Alberta

Your Lake Retreat Awaits. This property is oozing with peace and tranquility. This amazing 1338 square foot 3 bedroom, 2 bath property sits on a 10,400 square foot private lot surrounded by beautiful mature trees. Only steps down the path from your backyard to the lake where you have the privilege of having your personal boat and boat lift! This cabin offers plenty of space for the family gatherings with plenty of additional space for RV parking. The open concept floorplan offers the comfort of a full kitchen to cook up those family meals while enjoying the company in the dining and living room. Enjoy the sunny summer afternoons, or a glass of wine in the evenings on the massive deck surrounded by nature for added privacy and peacefulness. You will appreciate the convenience of the main floor primary bedroom with a three piece bathroom close by. The upper level offers 2 additional comfortable bedrooms with a large family room for the kids to hang out or watch movies with the convenience of a 4 piece bathroom upstairs for guests as well. Outside you will appreciate the low maintenance yard and the feeling that you do not have neighbors because of the privacy of the trees. The detached single garage is there to use as you see fit. The summer village of Sunbreaker Cove is a relaxed atmosphere offering an amazing vibe to spend time. Plenty of activities await with boating, fishing, swimming, kayaking, paddleboarding, and ice fishing, skating, cross country skiing, and



snowshoeing in the winter. This cabin is currently a three season cabin but all the ducts are run and ready for a furnace.

Built in 1987

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2216264     |
| Price          | \$630,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,338        |
| Acres          | 0.24         |
| Year Built     | 1987         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | 2 Storey     |
| Status         | Active       |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 645 Fox Crescent |
| Subdivision | NONE             |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4S 1R6          |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 10                                 |
| Parking        | Single Garage Detached             |
| # of Garages   | 1                                  |
| Waterfront     | Lake, Lake Privileges, See Remarks |

**Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | See Remarks            |
| Cooling           | None                   |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Irregular Lot, Lake, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Environmental Reserve |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |       |
|--------------|-------|
| Construction | Mixed |
|--------------|-------|

|            |      |
|------------|------|
| Foundation | None |
|------------|------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

|                |    |
|----------------|----|
| Days on Market | 12 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R1` |
|--------|-----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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