

\$775,000 - 49-13417 Twp Rd 752a, Rural Big Lakes County

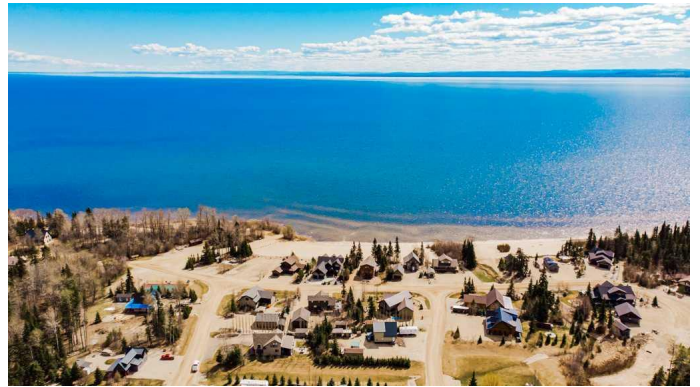
MLS® #A2217166

\$775,000

3 Bedroom, 2.00 Bathroom, 1,686 sqft
Residential on 0.31 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Beautifully designed 3 bedroom, 2 bathroom, 1,686 sq ft modern cottage built in 2018 by Sunnyside Lane Developments and located in the desirable gated community of Hilliard's Bay, just steps from the beach, playground, and sports court. This four-season home sits on a fully landscaped lot featuring Swedish aspens, multiple flowerbeds, shrubs, and a natural bush area for privacy, along with wood-look stone walkways and a stunning composite 3-sided deck with aluminum railing, including a 34.5' x 14' covered section and paving stone firepit area, with over \$75,000 invested in the deck alone. The interior boasts a 22' high vaulted great room with floor-to-ceiling windows, an electric fireplace with stone hearth, a spacious loft with lake views, and a luxurious executive primary suite complete with soaker tub and custom tiled shower with rain head and 8 body jets. The custom maple kitchen includes quartz countertops, dovetail jointed drawers, and soft-close cabinetry. Additional features include vinyl plank flooring, hot water on demand, a high-efficiency furnace, LED lighting, a concrete crawl space housing a 1,250-gallon cistern, main floor laundry, and a solid recycled asphalt driveway with 30-amp and 50-amp plug-ins and space for RV parking or a future garage. The septic system is easily accessible and serviced monthly, and the home is covered under structural new home



warranty until November 5, 2028. Condo fees are \$900/year and property taxes are \$4,585.32/year.

Built in 2018

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217166 |
| Price | \$775,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,686 |
| Acres | 0.31 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 49-13417 Twp Rd 752a |
| Subdivision | Hilliard's Bay |
| City | Rural Big Lakes County |
| County | Big Lakes County |
| Province | Alberta |
| Postal Code | T0G 1C0 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Park, Parking, Playground, Recreation Facilities |
| Parking Spaces | 6 |
| Parking | Additional Parking, RV Access/Parking |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |

| | |
|-----------------|----------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, RV Hookup |
| Lot Description | Many Trees |
| Roof | Fiberglass |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 100 |
| Zoning | r |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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