

# \$215,000 - 57 Broken Paddle Drive, Rural Lesser Slave River No. 124, M.D. of

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MLS® #A2218403

**\$215,000**

2 Bedroom, 1.00 Bathroom, 936 sqft  
Residential on 0.54 Acres

NONE, Rural Lesser Slave River No. 124,  
M.D. of, Alberta

This well-maintained property offers year-round living on just over a ½ acre lot, only 5 minutes from beautiful Fawcett Lake. A cozy wood-burning stove and full bath ensure comfort in every season. The low-maintenance yard features a gravel driveway, multiple outbuildings, an oversized shed with a roll-up door, and a covered rear deck—perfect for relaxing outdoors. Ideal for those seeking a peaceful retreat or full-time residence in a scenic setting. Completing the package is a 5-year-old high-efficiency furnace for reliable, energy-saving warmth.

Built in 2002

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2218403                              |
| Price          | \$215,000                             |
| Bedrooms       | 2                                     |
| Bathrooms      | 1.00                                  |
| Full Baths     | 1                                     |
| Square Footage | 936                                   |
| Acres          | 0.54                                  |
| Year Built     | 2002                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |



Status Active

### Community Information

Address 57 Broken Paddle Drive  
Subdivision NONE  
City Rural Lesser Slave River No. 124, M.D. of  
County Lesser Slave River No. 124, M.D. of  
Province Alberta  
Postal Code T9S 1C9

### Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available  
Parking Driveway, RV Access/Parking, Additional Parking, Gravel Driveway, Parking Pad

### Interior

Interior Features Ceiling Fan(s), Open Floorplan, Natural Woodwork  
Appliances Microwave, Refrigerator, Stove(s), Window Coverings  
Heating Forced Air, Natural Gas, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Tile, Wood Burning Stove  
Basement None

### Exterior

Exterior Features Fire Pit, Storage  
Lot Description Front Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Piling(s)

### Additional Information

Date Listed May 9th, 2025  
Days on Market 58  
Zoning 102 Residential Improved

### Listing Details

Listing Office REAL BROKER

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