# \$420,000 - 162 Peace River Avenue, Rural Big Lakes M.D.

MLS® #E4428430

## \$420,000

2 Bedroom, 2.00 Bathroom, 1,069 sqft Rural on 0.25 Acres

None, Rural Big Lakes M.D., AB

Nestled by the lake, this stunning 2-bedroom, 2-bathroom home offers year-round comfort and recreation. Enjoy in-floor heating, air conditioning, and a gas stove for cozy living. The basement boasts 9 ft ceilings, while the vaulted ceilings upstairs fill the space with natural light. The wrap-around balcony provides panoramic views of the surrounding beauty. Outdoors, there's lake access and a private marina, perfect for boating or fishing. The oversized heated garage easily accommodates a boat, quads, and more. Experience family events, multiple fishing tournaments, summer solstice celebrations, and the North Country Fair, all in a community with three marinas.



### **Essential Information**

MLS® # E4428430 Price \$420,000

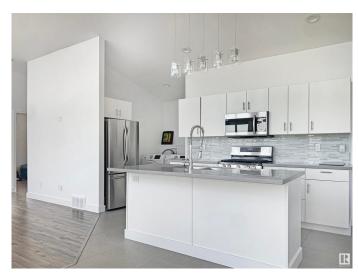
Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,069 Acres 0.25 Year Built 2016







Type Rural

Sub-Type Detached Single Family

Style Hillside Bungalow

Status Active

# **Community Information**

Address 162 Peace River Avenue

Area Rural Big Lakes M.D.

Subdivision None

City Rural Big Lakes M.D.

County ALBERTA

Province AB

Postal Code T0G 1J0

#### **Amenities**

Features Air Conditioner, Ceiling 10 ft., Deck, Hot Water Tankless, Lake

Privileges, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling

Parking Spaces 4

# Interior

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement See Remarks, Finished

#### **Exterior**

Exterior Wood

Exterior Features Beach Access, Lake Access Property, Landscaped

Construction Wood

Foundation Insulated Concrete Form

#### **Additional Information**

Date Listed March 31st, 2025

Days on Market 128

Zoning Zone 60 Condo Fee \$1.400

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