# \$234,900 - 57 Broken Paddle Drive, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2218403

# \$234,900

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 deckâ€"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.



Acres

#### **Essential Information**

MLS®# A2218403 Price \$234,900

Bedrooms 2 1.00 **Bathrooms Full Baths** 

936 Square Footage

0.54 Year Built 2002

Residential Type 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, Additional Parking, Gravel Driveway, Parking Pad, RV

Access/Parking

## Interior

Interior Features Open Floorplan, Ceiling Fan(s), 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 177

Zoning 102 Residential Improved

## **Listing Details**

Listing Office REAL BROKER

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