

# \$609,000 - 1318 Balm Road, Sunbreaker Cove

MLS® #A2220776

**\$609,000**

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.21 Acres

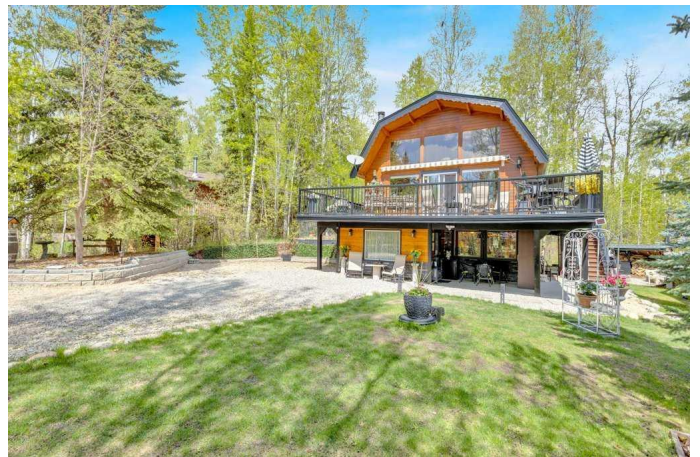
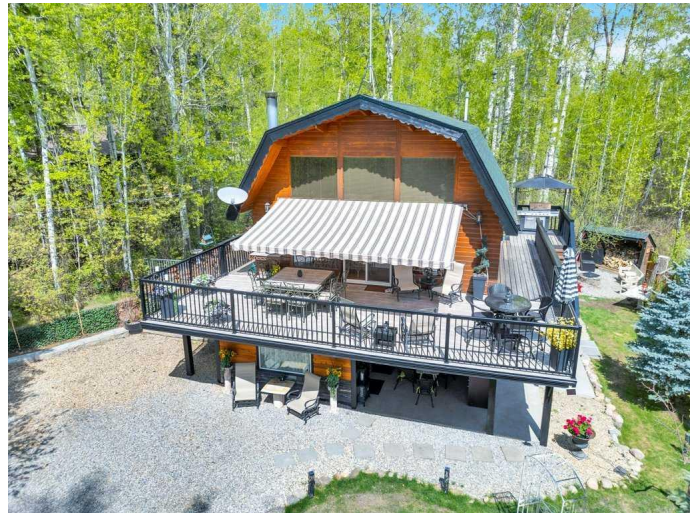
NONE, Sunbreaker Cove, Alberta

Embrace the charm of 4-season living in this beautiful 4-bedroom, 2-bathroom cottage/home nestled in the serene landscapes of Sunbreaker Cove. Whether you're dreaming of a cozy family cottage or eyeing a savvy investment with potential rental income, this gem is tailored to impress and boasts 1700 sq.ft of living space.

Step inside to discover a treasure trove of design and comfort with a striking brick-faced, floor-to-ceiling wood-burning fireplace, setting the stage for memorable gatherings and time with the family. The interior features that classic cottage feel with vaulted ceilings, beautiful original hardwood floor and wood construction, and large windows, creating a warm, inviting ambiance throughout.

Culinary adventures await in two kitchens: a spacious main kitchen and a secondary option in the lower level, complete with granite countertops and 2 fridges and stoves. The wrap-around deck leads to the massive SW exposed waterproof deck in the front, and it also includes a large electric awning, offering a perfect spot to enjoy bbq's and afternoon cocktails. At night you can enjoy the private firepit area out back, tucked away in the trees, too!

Nestled just down the road and around the corner from the newly renovated Sunbreaker boat launch, the location promises a perfect



blend of seclusion and accessibility, with it being only a 15 minute drive from the Town of Sylvan Lake.

Whether you're in the market for a seasonal retreat, a year-round haven, or an investment opportunity, this property promises a blend of comfort, location, and that cottage feel we all remember as kids. Ready to make more of those memories? That next chapter begins here.

Built in 1981

**Essential Information**

MLS® #	A2220776
Price	\$609,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

**Community Information**

Address	1318 Balm Road
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

**Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking
Waterfront	Lake

## Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Master Downstairs, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Window Coverings
Heating	Baseboard, In Floor, Electric, Fireplace(s)
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Awning(s)
Lot Description	Brush, Environmental Reserve, Landscaped, Many Trees, No Neighbours Behind, See Remarks, Treed
Roof	Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	37
Zoning	R1

## Listing Details

Listing Office	KIC Realty
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