\$479,900 - 113 Broken Paddle Dr., Rural Lesser Slave River No. 124, M.D. of

MLS® #A2232105

\$479,900

3 Bedroom, 2.00 Bathroom, 1,452 sqft Residential on 0.63 Acres

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

Broken Paddle Estates, one of Alberta's best kept secrets... along the shores of Fawcett Lake. This Charming custom built 3 Bedroom 1.5 Storey home sites on a very private lot. The exterior of the home is sided with split logs, has two covered porches and a deck. Partially finished basement with ICF Foundation. Inside you'll be wowed by the pine accents and details found throughout. Laminate flooring, Vaulted Ceiling with Pine Accents in the open concept Living/Dining and Kitchen. Living room has plenty of windows, a corner gas fireplace with stone accents and patio doors that open to a large deck. Spacious Dining Area and Kitchen with dark cabinets, eating bar and black appliances. Main floor also has a Bedroom, 4 Pc Bath and Laundry. Beautiful staircase with pine spindles takes you to the upper floor, a sitting area overlooks the Living room. Walk into the cozy Primary Bedroom, with Pine accented Vaulted ceiling, wall mounted electric fireplace, a 3 Pc Ensuite and patio door that opens to the balcony with great views. The Basement is partially developed, with a Rec/Games room, Bedroom, Roughed-In Bath and the Utility Room...materials are there to get most of it finished. The home is accessible 12 months of the year and has its own well, and is connected to natural gas and power. The







Detached Double garage, with room for the vehicles and toys also has a unfinished loft with outside access. Lot backs onto undeveloped land behind. A short walk to the boat dock for some of the best water sports and fishing. Green space in front of the lake is open for all residents to enjoy. Great trails in the area for quadding and sledding. Located just 35 mins to Smith, 1.25 hrs to Slave Lake and less than 3 hrs to Edmonton. Room for all the family any time of the year. This gem is waiting for you, don't miss it.

Built in 2012

Essential Information

MLS® # A2232105 Price \$479,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,452 Acres 0.63 Year Built 2012

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 113 Broken Paddle Dr.

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 T0G 2B0

Amenities

Utilities Natural Gas Connected, Electricity Connected, Sewer Not Available,

Water Not Available

Parking Spaces 8

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork,

Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Appliances Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Glass Doors, Living Room, Mantle, Masonry

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Fire Pit

Lot Description Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours

Behind, Rectangular Lot, Treed, Interior Lot, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding, Log

Foundation ICF Block

Additional Information

Date Listed June 18th, 2025

Days on Market 133
Zoning RUS

Listing Details

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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