

# **\$549,500 - 37 Broken Paddle Drive, Rural Lesser Slave River No. 124, M.D. of**

---

MLS® #A2149092

**\$549,500**

5 Bedroom, 3.00 Bathroom, 1,407 sqft  
Residential on 0.47 Acres

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

Nestled on Fawcett Lake this Spectacular Property is an Outdoorsman's Paradise that boasts World Class Hunting and Fishing! Situated on a 1½ acre lot, this Custom Built Bungalow spared No Expense in Construction and Offers SO Many Features and Benefits with 5 Bedrooms, 3 Bathrooms, a HUGE Attached Heated Garage and So Much More! Step Inside and Enjoy Luxury at the Lake, with Floor to Ceiling windows Overlooking the Front Yard, the Living Room features a Stunning Wood Fireplace surrounded by Stone. A Chef's Kitchen with Gas Range and Stainless Steel Appliances, Lrg Pantry and Island featuring Exquisite Granite and Corian Countertops throughout the Home. Also on the Main Floor are 3 Bedrooms including the Primary, with a 4pc Ensuite that includes His/Her Sinks, Jetted Tub and Stand Up Shower. Plus, the Laundry Room, a 3pc Bath and Such an Impressive Sunroom with Additional Cooking, Dining and Living Overlooking the Beautifully Landscaped Backyard. Downstairs a Fully Finished Basement with 2 Additional Bedrooms, One of them Oversized, a Hand Tiled 3pc bathroom with Walk-In Shower, Utility Room and Cold Room for Storage, Plus a Massive Rec Room for Additional Living Space for the Family or Guests. The Garage is HUGE and oversized and offer Additional Work Space and Tons of



Storage for the home. Outside, the Backyard Will Take Your breath Away, So Beautiful, So Peaceful, So Thoughtfully Designed. Stunning Stamped Concrete Surrounds that Home and Guides you Where to Walk as you Explore the Backyard, Featuring a Gazebo with Sitting area, a Large Fire Pit and Wood Shed, Greenhouse and Watering System, Additional Gated Parking for your RV, Camper or Boat. This property truly has it all if you're looking for Luxury, Value, and Adventure in a location that is One of Alberta's Best Kept Secrets!

Built in 2010

### Essential Information

MLS® #	A2149092
Price	\$549,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.47
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	37 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	T0G 2B0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking, Additional Parking, Concrete Driveway, Garage Faces Front, Heated Garage, Oversized, Workshop in Garage
# of Garages	3
Waterfront	See Remarks, Lake

## Interior

Interior Features	Bar, Central Vacuum, Granite Counters, Kitchen Island, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Storage
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Garage Control(s), Warming Drawer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Courtyard, BBQ gas line, Fire Pit, Garden, Misting System, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped, No Neighbours Behind, Rectangular Lot, Fruit Trees/Shrub(s), Garden
Roof	Metal
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2024
Days on Market	294
Zoning	RUS

## Listing Details

Listing Office	eXp REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.