

# \$775,000 - 49-13417 Twp Rd 752a, Rural Big Lakes County

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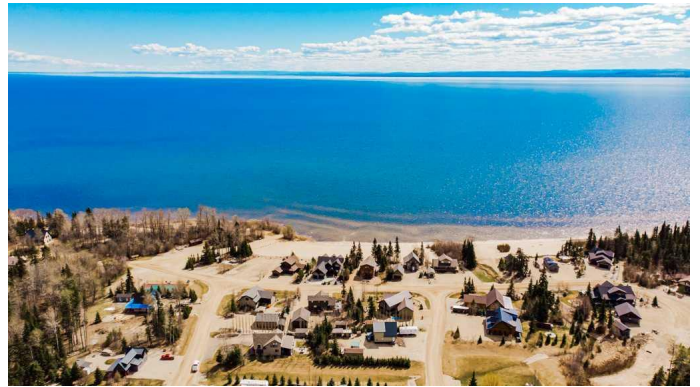
MLS® #A2217166

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,686 sqft  
Residential on 0.31 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Beautifully designed 3 bedroom, 2 bathroom, 1,686 sq ft modern cottage built in 2018 by Sunnyside Lane Developments and located in the desirable gated community of Hilliard's Bay, just steps from the beach, playground, and sports court. This four-season home sits on a fully landscaped lot featuring Swedish aspens, multiple flowerbeds, shrubs, and a natural bush area for privacy, along with wood-look stone walkways and a stunning composite 3-sided deck with aluminum railing, including a 34.5' x 14' covered section and paving stone firepit area, with over \$75,000 invested in the deck alone. The interior boasts a 22' high vaulted great room with floor-to-ceiling windows, an electric fireplace with stone hearth, a spacious loft with lake views, and a luxurious executive primary suite complete with soaker tub and custom tiled shower with rain head and 8 body jets. The custom maple kitchen includes quartz countertops, dovetail jointed drawers, and soft-close cabinetry. Additional features include vinyl plank flooring, hot water on demand, a high-efficiency furnace, LED lighting, a concrete crawl space housing a 1,250-gallon cistern, main floor laundry, and a solid recycled asphalt driveway with 30-amp and 50-amp plug-ins and space for RV parking or a future garage. The septic system is easily accessible and serviced monthly, and the home is covered under structural new home



warranty until November 5, 2028. Condo fees are \$900/year and property taxes are \$4,585.32/year.

Built in 2018

### **Essential Information**

MLS® #	A2217166
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,686
Acres	0.31
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	49-13417 Twp Rd 752a
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

### **Amenities**

Amenities	Beach Access, Park, Parking, Playground, Recreation Facilities
Parking Spaces	6
Parking	Additional Parking, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, RV Hookup
Lot Description	Many Trees
Roof	Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	95
Zoning	r

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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