

# \$525,000 - 73063 Southshore Drive E, Widewater

MLS® #A1208397

**\$525,000**

5 Bedroom, 3.00 Bathroom, 2,310 sqft  
Residential on 1.66 Acres

NONE, Widewater, Alberta

Prime acreage living!! This beautiful 2300 sq. ft split level home on Southshore Drive in Widewater could be the one you have been waiting for!! 1.66 acres all cleared with full services, lake is right across the road. House has a massive oak wood cabinet kitchen with 3 skylights to bring in an abundance of natural light. Stainless steel appliances, countertop electric range and a large kitchen island. All the rooms are expansive and spacey in this house; there are 5 large bedrooms with the primary bedroom being well over 300 sq. ft in size. Lower level family room has an oak cabinetry dry bar with accentuated glass cabinetry. Also in the family room is a real full brick feature wall with recessed glass door wood fireplace, beautiful. There are 3 large bathrooms: main floor 3 piece, upper level 4 piece with glass door enclosed multi-jet shower, lower level a full 4 piece. Cathedral ceilings in the main living room area, large dining room and many windows to bring in natural light. The garage is finished with a powerful radiant heater when needed; large double 16' wide garage door. Outside there are many amazing features to appreciate: scenic fire pit area amongst the tall trees in the front of the yard, 30x20 concrete patio for sitting or growing your plants, on the patio is a large tinted glass gazebo with a 8x8 year round hot tub inside. At the very back there is a large lawn area for recreation and a 60x30 garden. Coming with the property are 2 very large garden sheds: one 20x12 and the



second one 16x12. Country living at its best with full services and only a little over 10 minutes to Slave Lake, paved all the way. Minutes from the boat launch, Widewater sports field and playground. You will be pleasantly surprised once you see this beautiful home!!

Built in 1996

### **Essential Information**

MLS® #	A1208397
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,310
Acres	1.66
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	73063 Southshore Drive E
Subdivision	NONE
City	Widewater
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad, Asphalt, Paved
# of Garages	2

Waterfront Lake Privileges

## Interior

Interior Features Bar, Ceiling Fan(s), Chandelier, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Central Vacuum, Laminate Counters, Skylight(s), Track Lighting

Appliances Dishwasher, Dryer, Refrigerator, Window Coverings, Oven-Built-In, Electric Cooktop, Garage Control(s), Satellite TV Dish, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Masonry, Wood Burning, Glass Doors, Recreation Room

Has Basement Yes

Basement Crawl Space, Finished, Full

## Exterior

Exterior Features Private Yard, Storage, Courtyard, Garden

Lot Description Cleared, Lawn, Garden, Gentle Sloping, Open Lot, Rectangular Lot, Sloped Down, Views, Lake

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 21st, 2022

Days on Market 1095

Zoning RS

## Listing Details

Listing Office CENTURY 21 NORTHERN 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.