

# \$1,399,900 - 133 Birchcliff Road, Birchcliff

MLS® #A2174516

**\$1,399,900**

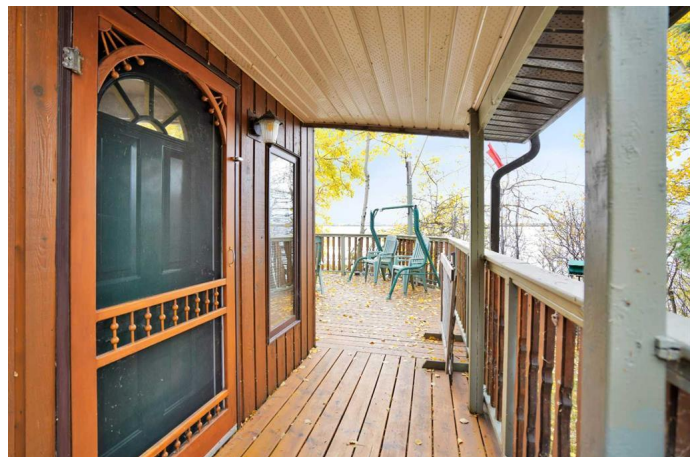
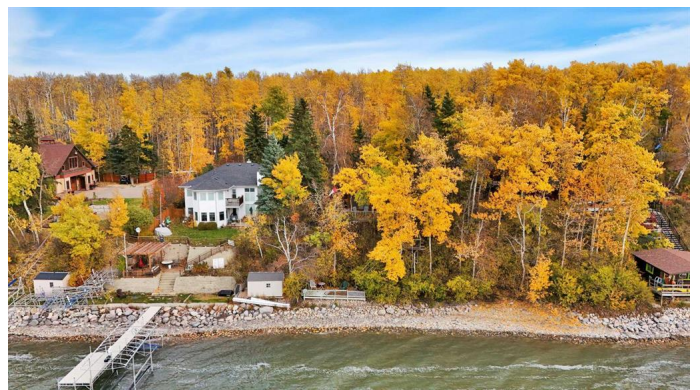
3 Bedroom, 1.00 Bathroom, 1,258 sqft

Residential on 0.21 Acres

NONE, Birchcliff, Alberta

Welcome to Birchcliff Hideaway, your dream 4-season lakefront retreat! This charming cabin, nestled in the serene Summer Village of Birchcliff, offers 1,257 square feet of beautifully renovated living space with 3 bedrooms and a full 4-piece bathroom. Recent updates include a modern kitchen with stunning hickory cabinets and a new furnace, perfectly blending comfort and rustic charm. The large lakeside deck offers breathtaking views of Sylvan Lake, with spectacular sunsets that make it the perfect space for relaxation. Stairs lead down to the water, where youâ€™ll find a second lakeside deck for added outdoor enjoyment. This property sits on 9312 sqft of prime lakefront land, providing ample room to build a large detached garage with sleeping quarters above, or even the option to tear down and build the custom lakefront dream home you've always envisioned. Lovingly cared for by the same owner for over 45 years, this cabin reflects pride of ownership at every turn. Itâ€™s also connected to the regional wastewater line for modern convenience. Nestled on the peaceful north side of Sylvan Lake, Birchcliff features newly paved roads and a boat friendly, useable shoreline, making it an ideal location for enjoying warm summer days and stunning sunsets year-round. Donâ€™t miss this rare opportunity to own your own piece of paradise!

Built in 1980



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2174516                         |
| Price          | \$1,399,900                      |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,258                            |
| Acres          | 0.21                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 133 Birchcliff Road |
| Subdivision | NONE                |
| City        | Birchcliff          |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T4S 1R6             |

## Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Off Street, Driveway |
| Waterfront     | Lake Front           |

## Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air, Propane             |
| Cooling           | None                            |
| Fireplace         | Yes                             |
| # of Fireplaces   | 1                               |
| Fireplaces        | Living Room, Propane            |
| Has Basement      | Yes                             |
| Basement          | Crawl Space, None               |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Private, Beach, Lake    |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2024 |
| Days on Market | 184                |
| Zoning         | R1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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