

## \$399,000 - 49 Neilson Dr., Rural Athabasca County

MLS® #E4395020

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 0.50 Acres

Island Lake South, Rural Athabasca County,  
AB

Lakefront at Island Lake! Large, private half acre lot in the sought after community of Island Lake South with a 2005 Winalta home featuring 3 bedrooms & 2 bathrooms. The large master has a 4 piece ensuite & walk-in closet, spacious kitchen with island and plenty of cupboard space, dining area, large living room with wood fireplace, 2 spare beds, additional 4 piece bath and nook/den that overlooks the lake. Imagine the peaceful mornings enjoying your morning coffee overlooking the lake or relaxing nights with friends and family gathered around the fire. Great location with pavement all the way to the property, a 2 minute walk to the outdoor rink, tennis or pickleball courts or the newly renovated hall. The home is fully serviced for year round use, 1500 gallon cistern for water and 1500 gallon holding tank for sewer. Island Lake is one of the cleanest lakes in Alberta, with a fantastic community, it is tough to find lakefront homes under \$500,000 at Island Lake, start living the lake life today!

Built in 2005

### Essential Information

MLS® # E4395020

Price \$399,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.50
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49 Neilson Dr.
Area	Rural Athabasca County
Subdivision	Island Lake South
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1S1

### Amenities

Features	Deck, Fire Pit, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Lake View, Low Maintenance Landscape, Not Fenced, Private Setting, Waterfront Property
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 28th, 2024
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Days on Market 322

Zoning Zone 64

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Listing information last updated on May 16th, 2025 at 8:17pm MDT