

# **\$549,500 - 37 Broken Paddle Drive, Rural Lesser Slave River M.D.**

MLS® #E4397250

**\$549,500**

5 Bedroom, 3.00 Bathroom, 1,407 sqft

Rural on 0.50 Acres

Broken Paddle, Rural Lesser Slave River M.D., AB

AMAZING PROPERTY at Fawcett Lake in Broken Paddle Estates! Original owner who did not cut corners in any area of this gorgeous 2010 Bungalow. Over 1400sqft plus 360 sqft sunroom with remarkable stone work on the exterior which continues inside as well. As you enter the huge triple size garage you can see the care that has gone into this home. Every countertop in this home is granite! The kitchen has loads of cupboards and gas stove top with built in microwave/oven and also a warming oven. Sit and relax in the living room with the cozy stone fireplace and watch the wildlife through the large windows. Primary bedroom has 5 piece ensuite. Downstairs has 9' ceilings and lots of room for entertaining. Attached to house is a 30x13 3 season sunroom with built in BBQ and more beautiful stone work. Perfect for spending quality time with family. From the Sunroom you can exit out to the gorgeous landscaped back yard, with gazebo and firepit area, Rv parking and hookups.

Built in 2010

## **Essential Information**

MLS® #

E4397250



Price	\$549,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.50
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 Broken Paddle Drive
Area	Rural Lesser Slave River M.D.
Subdivision	Broken Paddle
City	Rural Lesser Slave River M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 2B0

### Amenities

Features	Ceiling 9 ft., Fire Pit, Gazebo, No Animal Home, R.V. Storage, Sunroom, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Lake Access Property, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 12th, 2024

Days on Market 281

Zoning Zone 60

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