

# \$85,900 - 3, 10428 Township Road 735, Rural Big Lakes County

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MLS® #A2199813

**\$85,900**

1 Bedroom, 1.00 Bathroom, 455 sqft  
Residential on 0.27 Acres

NONE, Rural Big Lakes County, Alberta

Cute and Cozy Recreational property located just minutes from Spruce Point Park Marina on one of Alberta's nicest lakes where you can enjoy boating, fishing and watching some of the best sunsets!! Inside the cabin, you will find a cozy open concept living space kitchen/dining, bedroom and a 4-pc bathroom with hook ups for washer and dryer. This gem is well maintained and move in ready, complete with all household furnishings. Outdoors has a front deck, a large storage shed featuring overhead door for lots of storage area. Underground cistern is 1000 gallons and septic tank is 1000 gallons. The large lot is nicely landscaped with plenty of space for company to park RV's for the family camp outs!!!

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199813    |
| Price          | \$85,900    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 455         |
| Acres          | 0.27        |
| Year Built     | 2008        |
| Type           | Residential |



|          |              |
|----------|--------------|
| Sub-Type | Recreational |
| Style    | Bungalow     |
| Status   | Active       |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3, 10428 Township Road 735 |
| Subdivision | NONE                       |
| City        | Rural Big Lakes County     |
| County      | Big Lakes County           |
| Province    | Alberta                    |
| Postal Code | T0G 1K0                    |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan, Vinyl Windows, Laminate Counters             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan |
| Heating           | Electric, Other                                              |
| Cooling           | None                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None, Storage                    |
| Lot Description   | Lawn, Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 215              |
| Zoning         | Recreational     |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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