

# \$525,000 - 1103 Briar Road, Sunbreaker Cove

MLS® #A2221335

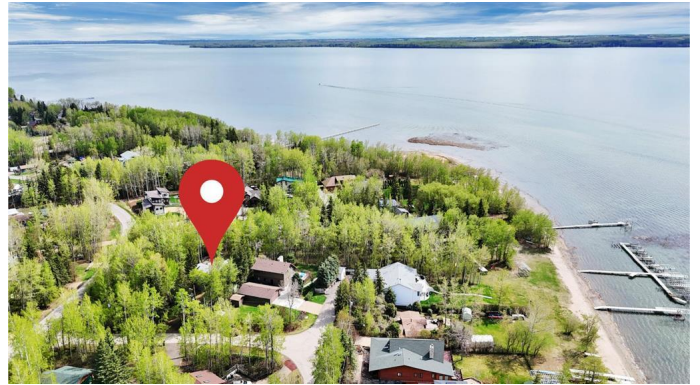
**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

## PRIVATE LAKE RETREAT | 5 BEDROOMS + BUNKHOUSE | SHORT WALK TO BEACH ~

Welcome to your private escape at Sunbreaker Cove, Sylvan Lake! With 5 bedrooms, 2 bathrooms, and an additional bunkhouse above the detached garage, there's plenty of space for family, friends, and guests to enjoy this summer. Surrounded by mature trees, this secluded oasis offers ultimate privacy, tranquility, and a unique lakeside lifestyle. ~ The main level is warm and inviting, featuring a spacious kitchen, large living area with bright windows that connect you directly to nature, a comfortable sunroom, bedroom and a full 4-piece bathroom. Upstairs you'll find 4 additional bedrooms, including the large primary suite complete with its own 3-piece ensuite. ~ Outside, relax around the fire pit or stroll down the short path directly to the beach—perfect for making family memories. Ample parking and storage for all your lake toys includes a single garage, covered parking area, and gravel pad. The bonus bunkhouse provides extra sleeping quarters, making weekend gatherings effortless. ~ Whether you're looking for peace and quiet, scenic views, or active outdoor adventures, this exceptional property delivers it all. Make this serene lakeside paradise your own before it's gone!



## Essential Information

MLS® #	A2221335
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.23
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1103 Briar Road
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### **Amenities**

Parking Spaces	4
Parking	Covered, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Beamed Ceilings
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Private, Treed

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	Greater Property Group
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