

\$498,000 - 7 Ambrose Avenue, Island Lake

MLS® #A2224528

\$498,000

5 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.99 Acres

NONE, Island Lake, Alberta

Welcome to your new home in the sought-after community of Shank Country Estates at beautiful Island Lake, Alberta. If you are looking for a move in ready home, this 5 bedroom, 3 bathroom property offers the perfect blend of comfort and year round lake life enjoyment. The open concept layout has an island in the kitchen and a wood burning fireplace in the living room. The main floor is complete with 3 bedrooms and 2 bathrooms. Down the stairs to the walk out basement, the rec room has lots of windows and a built in electric fireplace. There are 2 additional bedrooms, a huge 4 piece bathroom and laundry complete this level. The patio is covered and features a hot tub where you can sit and still enjoy the views of the lake. On 0.99 of an acre, this property is complete with a 3 car garage. A 26'x24' double and an attached 14'x30' that is perfect for boat and toy storage. Weather you are entertaining guests or enjoying a quiet morning coffee, the breathtaking view will never get old. With plenty of room inside and out, this is a fantastic property to call home, a year-round getaway or an investment at the lake.

Built in 2010

Essential Information

MLS® # A2224528

Price \$498,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,191
Acres	0.99
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7 Ambrose Avenue
Subdivision	NONE
City	Island Lake
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning, Electric, Family Room
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Dog Run Fenced In, Garden, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	May 26th, 2025
Days on Market	110
Zoning	CR1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.