

# \$689,000 - 74031b Southshore Drive E, Widewater

MLS® #A2186424

**\$689,000**

3 Bedroom, 2.00 Bathroom, 1,374 sqft  
Residential on 1.81 Acres

NONE, Widewater, Alberta

WOW!! If you are looking for a shop that has all the bells and whistles, this 40' X 70' shop with Engineered Floating Pad, 2- 16' overhead doors with new openers, Radiant Heat with New Igniters and Blowers and a Newer Tin Roof.... This is a must to view!! The Mobile Home features a Country Style Kitchen with a sky light for natural light, lots of cabinets, built-in China Cabinet and a nice size dining area. The living room features a gas fireplace. 3 nice size bedrooms, the primary has a spacious closet and boasts a 4-pc ensuite with a jacuzzi tub. The Addition has a Gas Stove, Storage Space and Office Area. Upgrades include New Washer 2 years, New Furnace 2 Years, New HWT 4 Years, New Shingles 5 Years. This Home is equipped with Central Air for those hot days and a Generac Generator ready to go when the Power goes down. Nicely Located in Widewater right off the Paved Road on a 1.81 Acre lot with a Meticulously Groomed Yard with a South facing Patio and Raised Garden Boxes!!

Built in 1998

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2186424  |
| Price     | \$689,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                |
|----------------|--------------------------------|
| Full Baths     | 2                              |
| Square Footage | 1,374                          |
| Acres          | 1.81                           |
| Year Built     | 1998                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Mobile |
| Status         | Active                         |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 74031b Southshore Drive E           |
| Subdivision | NONE                                |
| City        | Widewater                           |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2M0                             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4                                       |
| Parking        | Gravel Driveway, Triple Garage Detached |
| # of Garages   | 6                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Built-in Features, Jetted Tub, Laminate Counters |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove, Range, Washer                                     |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Mantle, Other  |
| Basement          | None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Back Yard, Few Trees, Gentle Sloping, Lawn, Low Maintenance Landscape, Landscaped, Views |
| Roof              | Asphalt Shingle  |

|              |                           |
|--------------|---------------------------|
| Construction | Vinyl Siding, Metal Frame |
| Foundation   | Piling(s)                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 210                |
| Zoning         | HR                 |

**Listing Details**

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

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