

# \$530,000 - 28, 241044 Highway Avenue, Island Lake

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MLS® #A2224528

## \$530,000

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                     \$530,000



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	28, 241044 Highway 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	Electric, Family Room, Living Room, Mantle, Wood Burning
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	28
Zoning	CR1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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