

# **\$375,000 - 109 Broken Paddle Drive, Rural Lesser Slave River M.D.**

MLS® #E4427400

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,008 sqft

Rural on 0.63 Acres

Fawcett lake, Rural Lesser Slave River M.D.,  
AB

Welcome to SERENE country living! The seller is also including 1/4 OWNERSHIP of a PRIVATE DOCK! Located in the natural Alberta bush with the most gorgeous sunsets, beautiful beach area, camping and year round fishing. Whether your looking for a weekend retreat or a quiet retirement home, this is a MUST SEE! Right off Fawcett Lake, and the famous Fawcett Lake Resort known for its Walleye fishing, quad country and 4 wheel ATV's, this property is also located on the Trans Canada trail. This gorgeous one owner home comes FULLY FURNISHED, NEVER SMOKED IN, with NO PETS and has been taken care of immaculately. From the metal roof, the spray foam insulation, to the beautiful pine treated deck, pine hardwood throughout the main floor, you see the warmth, care and love throughout. The main floor highlights include Master Bedroom with ensuite, laundry room, second bedroom, kitchen with like new appliances. Basement is FULLY FINISHED with a huge flex room, bar, and another fully furnished bedroom, and bathroom.

Built in 1995

## **Essential Information**



MLS® #	E4427400
Price	\$375,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,008
Acres	0.63
Year Built	1995
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### **Community Information**

Address	109 Broken Paddle Drive
Area	Rural Lesser Slave River M.D.
Subdivision	Fawcett lake
City	Rural Lesser Slave River M.D.
County	ALBERTA
Province	AB
Postal Code	T9S 1C9

### **Amenities**

Features	Deck, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home
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### **Interior**

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	38
Zoning	Zone 60

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