\$361,000 - 109 Broken Paddle Drive, Rural Lesser Slave River M.D.

MLS® #E4444989

\$361,000

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® # E4444989 Price \$361,000

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 Raised 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 Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, Insulation-Upgraded,

Lake Privileges, No Smoking Home, Parking-Visitor, R.V. Storage,

Recreation Room/Centre

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Boating, Environmental Reserve, Lake Access

Property, Lake View, Landscaped, Private Fishing, Private Setting

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 29th, 2025

Days on Market 109

Zoning Zone 60

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