# \$460,000 - Hilliards Bay Estates #121, Rural Big Lakes County

MLS® #A2187522

## \$460,000

2 Bedroom, 2.00 Bathroom, 1,219 sqft Residential on 0.36 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Discover your dream lakeside retreat in the exclusive gated community of Hilliard's Bay Estates. This meticulously maintained home offers the perfect blend of natural beauty and modern convenience, nestled on an expansive lot just shy of a double size. With private sandy beaches, panoramic views of Lesser Slave Lake, and endless outdoor activities, this property is a haven for nature lovers and outdoor enthusiasts alike. Enjoy year-round recreation, including hiking, snowmobiling, cross-country skiing, and fishing. Community amenities include a boat launch, optional private boat slips, sports courts, playgrounds, and vibrant annual events. Nearly 1 km of pristine lakefront and breathtaking boreal forest surround the property, creating an idyllic escape. The home features an open-concept kitchen, dining, and living area with vaulted ceilings and floor-to-ceiling chalet-style windows that flood the space with natural light. The spacious main floor includes a large boot room with laundry, a beautifully updated four-piece bathroom, and a private primary bedroom with garden doors leading to a secluded deck. Upstairs, the loft offers a family room, an additional bedroom, and a two-piece bathroom. Outside, the fully landscaped yard is perfect for relaxation or entertaining, with a large front deck, fire pit area, and lush green grass. Two driveways, one in the front and back, provide ample







parking for vehicles, boats, and campers, while the golf cart garage with a loft and bathroom adds convenience and versatility. With annual condo fees of just \$900 ensuring well-maintained roads, parks, and shared spaces, this property offers a low-maintenance lifestyle in a serene lakeside setting. Don't miss your chance to own this rare gemâ€"schedule your showing today and experience the perfect combination of tranquility and refined living!

#### Built in 2012

## **Essential Information**

MLS® # A2187522 Price \$460,000

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,219
Acres 0.36
Year Built 2012

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address Hilliards Bay Estates #121

Subdivision Hilliard's Bay

City Rural Big Lakes County

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

## **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Golf Cart Garage, Off Street, RV Access/Parking

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Crawl Space, Partial

#### **Exterior**

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Corner Lot, Front Yard, Many Trees

Roof Asphalt Shingle Construction Vinyl Siding

Foundation ICF Block, Poured Concrete

#### **Additional Information**

Date Listed January 20th, 2025

Days on Market 158
Zoning CR
HOA Fees 900
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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