

Courtesy Of Kameel Moidean Koya Of MaxWell Polaris

\$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 |
|----------|---|

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 6

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 31st, 2025 at 3:32pm MDT