# \$689,000 - 74031b Southshore Drive E, Widewater

MLS® #A2186424

## \$689,000

3 Bedroom, 2.00 Bathroom, 1,374 sqft Residential on 1.81 Acres

NONE, Widewater, Alberta

WOW!! If you are looking for a shop that has all the bells and whistles, this 40' X 70' shop with Engineered Floating Pad, 2-16' overhead doors with new openers, Radiant Heat with New Igniters and Blowers and a Newer Tin Roof.... This is a must to view!! The Mobile Home features a Country Style Kitchen with a sky light for natural light, lots of cabinets, built-in China Cabinet and a nice size dining area. The living room features a gas fireplace. 3 nice size bedrooms, the primary has a spacious closet and boasts a 4-pc ensuite with a jacuzzi tub. The Addition has a Gas Stove, Storage Space and Office Area. Upgrades include New Washer 2 years, New Furnace 2 Years, New HWT 4 Years, New Shingles 5 Years. This Home is equipped with Central Air for those hot days and a Generac Generator ready to go when the Power goes down. Nicely Located in Widewater right off the Paved Road on a 1.81 Acre lot with a Meticulously Groomed Yard with a South facing Patio and Raised Garden Boxes!!

Built in 1998

## **Essential Information**

MLS® # A2186424 Price \$689,000

Bedrooms 3
Bathrooms 2.00







Full Baths 2

Square Footage 1,374 Acres 1.81

Year Built 1998

Type Residential Sub-Type Detached

Style Acreage with Residence, Mobile

Status Active

## **Community Information**

Address 74031b Southshore Drive E

Subdivision NONE

City Widewater

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G 2M0

### **Amenities**

Parking Spaces 4

Parking Gravel Driveway, Triple Garage Detached

# of Garages 6

#### Interior

Interior Features Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows,

Built-in Features, Jetted Tub, Laminate Counters

Appliances Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove,

Range, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Other

Basement None

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Few Trees, Gentle Sloping, Lawn, Low Maintenance

Landscape, Landscaped, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Metal Frame

Foundation Piling(s)

## **Additional Information**

Date Listed January 10th, 2025

Days on Market 281 Zoning HR

## **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.