

# \$215,000 - 57 Broken Paddle Drive, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2218403

**\$215,000**

2 Bedroom, 1.00 Bathroom, 936 sqft  
Residential on 0.54 Acres

NONE, Rural Lesser Slave River No. 124,  
M.D. of, Alberta

This well-maintained property offers year-round living on just over a ½ acre lot, only 5 minutes from beautiful Fawcett Lake. A cozy wood-burning stove and full bath ensure comfort in every season. The low-maintenance yard features a gravel driveway, multiple outbuildings, an oversized shed with a roll-up door, and a covered rear deck—perfect for relaxing outdoors. Ideal for those seeking a peaceful retreat or full-time residence in a scenic setting. Completing the package is a 5-year-old high-efficiency furnace for reliable, energy-saving warmth.

Built in 2002

## Essential Information

MLS® #	A2218403
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.54
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin



Status Active

### Community Information

Address 57 Broken Paddle Drive  
Subdivision NONE  
City Rural Lesser Slave River No. 124, M.D. of  
County Lesser Slave River No. 124, M.D. of  
Province Alberta  
Postal Code T9S 1C9

### Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available  
Parking Driveway, RV Access/Parking, Additional Parking, Gravel Driveway, Parking Pad

### Interior

Interior Features Ceiling Fan(s), Open Floorplan, Natural Woodwork  
Appliances Microwave, Refrigerator, Stove(s), Window Coverings  
Heating Forced Air, Natural Gas, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Tile, Wood Burning Stove  
Basement None

### Exterior

Exterior Features Fire Pit, Storage  
Lot Description Front Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Piling(s)

### Additional Information

Date Listed May 9th, 2025  
Days on Market 115  
Zoning 102 Residential Improved

### Listing Details

Listing Office REAL BROKER

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.