

\$93,500 - 32, 10405 Township Road 740, Rural Big Lakes County

MLS® #A2229824

\$93,500

0 Bedroom, 0.00 Bathroom,
Land on 0.18 Acres

NONE, Rural Big Lakes County, Alberta

Are you still paying lot rent all summer long? Here's your chance to invest in your own vacation getaway within walking distance to beautiful sandy beaches and some of the best walleye fishing around at Spruce Point Park Marina and boat launch, Slave Lake. All the work and maintenance has already been done, all you have to do is bring your groceries and enjoy! Yard is completely landscaped with lots of open space for activities, fenced along one side, and mature trees bordering 3 sides to provide privacy. A variety of mature fruit trees including saskatoon, chokecherry, haskap and a nanking cherry tree. Huge gravel parking pad can easily fit 2 large campers, boat plus multiple vehicles. Developed to be able to accommodate 2 campers with 1000 gal septic holding tank with 2 separate underground connections. 250 gal cistern for water. Metal locking power pedestal. Maintenance free metal 22 ft x 10 ft shed is finished inside and out, with 12 ft x 22 ft deck. Set up as an outdoor kitchen with full size fridge and cabinets. Lots of extra storage, walls are 9 ft up to 11 ft at the vault, with extra sleeping space for guests. 100 amp service has already been brought to the shed for a future cabin. Included in the list price is a 35 ft Cedar Creek Silverback fifth wheel trailer with 3 slides, upper level primary bedroom and separate bedroom at the back with bunk beds. Table and couch convert into extra beds,



providing sleeping for at least 7 people. Power awning, heated tanks. Trailer is optional and can be removed if you already have your own. Kinuso is only a few minute drive with restaurant, grocery and hardware store, and farmers markets every second week through the summer.

Essential Information

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|-----------|------------------|
| MLS® # | A2229824 |
| Price | \$93,500 |
| Bathrooms | 0.00 |
| Acres | 0.18 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

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|-------------|-----------------------------|
| Address | 32, 10405 Township Road 740 |
| Subdivision | NONE |
| City | Rural Big Lakes County |
| County | Big Lakes County |
| Province | Alberta |
| Postal Code | T0G 1K0 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Trash, Community Gardens |
|-----------|--------------------------|

Additional Information

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|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 5 |
| Zoning | RN |

Listing Details

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| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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