

# \$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, Vinyl Windows, Built-in Features, Jetted Tub, Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Stove, Range
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, Landscaped, Low Maintenance Landscape, Views, Gentle Sloping, Lawn
Roof	Asphalt Shingle

Construction	Metal Frame, Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	January 10th, 2025
Days on Market	115
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.