

\$630,000 - 645 Fox Crescent, Sunbreaker Cove

MLS® #A2216264

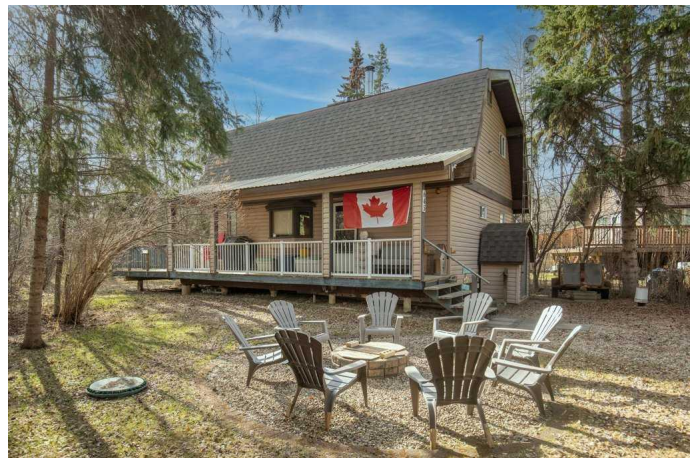
\$630,000

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.24 Acres

NONE, Sunbreaker Cove, Alberta

Your Lake Retreat Awaits. This property is oozing with peace and tranquility. This amazing 1338 square foot 3 bedroom, 2 bath property sits on a 10,400 square foot private lot surrounded by beautiful mature trees. Only steps down the path from your backyard to the lake where you have the privilege of having your personal boat and boat lift! This cabin offers plenty of space for the family gatherings with plenty of additional space for RV parking. The open concept floorplan offers the comfort of a full kitchen to cook up those family meals while enjoying the company in the dining and living room. Enjoy the sunny summer afternoons, or a glass of wine in the evenings on the massive deck surrounded by nature for added privacy and peacefulness. You will appreciate the convenience of the main floor primary bedroom with a three piece bathroom close by. The upper level offers 2 additional comfortable bedrooms with a large family room for the kids to hang out or watch movies with the convenience of a 4 piece bathroom upstairs for guests as well. Outside you will appreciate the low maintenance yard and the feeling that you do not have neighbors because of the privacy of the trees. The detached single garage is there to use as you see fit. The summer village of Sunbreaker Cove is a relaxed atmosphere offering an amazing vibe to spend time. Plenty of activities await with boating, fishing, swimming, kayaking, paddleboarding, and ice fishing, skating, cross country skiing, and



snowshoeing in the winter. This cabin is currently a three season cabin but all the ducts are run and ready for a furnace.

Built in 1987

Essential Information

MLS® #	A2216264
Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.24
Year Built	1987
Type	Residential
Sub-Type	Recreational
Style	2 Storey
Status	Active

Community Information

Address	645 Fox Crescent
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	10
Parking	Single Garage Detached
# of Garages	1
Waterfront	Lake, Lake Privileges, See Remarks

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	See Remarks
Cooling	None

Basement	None
----------	------

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Irregular Lot, Lake, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Environmental Reserve
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Mixed
--------------	-------

Foundation	None
------------	------

Additional Information

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market	12
----------------	----

Zoning	R1`
--------	-----

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.