

# \$219,000 - 25, 10428 Township 735 Road, Kinuso

MLS® #A2222349

**\$219,000**

2 Bedroom, 2.00 Bathroom, 571 sqft

Residential on 0.21 Acres

NONE, Kinuso, Alberta

Welcome to Little Bear Meadows, minutes from the marina, close to Spruce Point and Deer Park. A lot of careful planning and detail went into creating this beautiful oasis. The yard is fully fenced with a walk-thru gate and a larger decorative metal gate to bring in larger items. Inside the yard, there's a beautiful lawn, trees, many perennial garden areas, and a raised plot for growing your vegetables. Right beside the vegetable garden is a gazebo with a gravel floor and vented firepit. On chilly evenings you can still enjoy the gazebo, the drapes can be drawn for extra shelter. In the same area is a large storage shed to house your lawn mower and other gardening tools. The cabin has a wooden deck in front, the walking area and steps are covered with recycled rubber. Inside the cabin, you will find a cozy open concept living space with lots of natural light. There's a 2pc bath and a bedroom just off the kitchen. Through the living room is a bonus room with sliding doors which could be used as a bedroom or office. From the bonus room, you can access the back deck which has an awning for shelter so you can enjoy a warm summer rain and keep dry. Beside the main cabin is a guest house which has a sleeping area and a 4 pc bath. The bathroom also has hookups for a washer and dryer. If you are looking for a quiet place to get away this is the perfect solution.

Built in 2009



## Essential Information

MLS® #	A2222349
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	571
Acres	0.21
Year Built	2009
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

## Community Information

Address	25, 10428 Township 735 Road
Subdivision	NONE
City	Kinuso
County	Big Lakes County
Province	Alberta
Postal Code	T0G1K0

## Amenities

Amenities	None
Utilities	Electricity Connected
Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Wood Stove, Wall Furnace
Cooling	None

## Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters, Storage, Awning(s)
Lot Description	Back Yard, Irregular Lot
Roof	Metal

Construction      Vinyl Siding

### **Additional Information**

Date Listed      May 16th, 2025

Days on Market      13

Zoning      CR

### **Listing Details**

Listing Office      ROYAL LEPAGE PROGRESSIVE REALTY

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