

# \$199,900 - 27&28 Tugate Drive, Rural Mackenzie County

MLS® #A2136034

**\$199,900**

2 Bedroom, 1.00 Bathroom, 1,440 sqft

Residential on 1.00 Acres

NONE, Rural Mackenzie County, Alberta

Huge Huge Price Adjustment !!!! YOUR PEACEFUL HAVEN AWAITS!! Hidden cozy character cottage by the lake is a must see!! This charismatic and welcoming home offers everything that that you would expect from a secluded lake house of solitude!! Embrace the natural beauty that's surrounds as you stroll through nature listening to the birds songs echoing through the trees and the soft whispers of the wind. Take an evening boat cruise as you watch the setting sun and hear the gentle waves on the lakes edge. Nestled in nature's playground sits the amazing cabin on 1 acre of paradise and only a short walk to the lake from your backyard. After a day of fun in the sun on the lake, relax in the open concept cabin with beautiful white shiplap walls and stunning pine ceilings spending time playing games while listening to the crackling fire from the wood stove. 2 very good-sized bedrooms, with the Primary that showcases a picture window to embrace the morning sun rise. A superb covered deck captures the glow from of the morning sun glistening through the towering trees, sure to be the scene of quiet reflective mornings, peaceful afternoon naps, and savoring memorable moments with the ones you love. You will love spending time around the fire-pit with family and friends while enjoying endless-starry Northern night skies. With the many outbuildings and 14x24 shop you will have plenty of space for all your toys,boat and fishing gear, never mind all the family you can host with their RV'S and



trailers. This gem is perfect for a family vacation home, multi-family getaway or why not use it as an Airbnb when you're not using it? The perfect place to create family memories that will last a lifetime. Your little piece of paradise has arrived!

Built in 1998

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2136034      |
| Price          | \$199,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,440         |
| Acres          | 1.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 27&28 Tugate Drive     |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H1Z0                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 10         |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Electric Stove, Refrigerator          |
| Heating           | Forced Air, Propane, Wood, Wood Stove |

|                 |              |
|-----------------|--------------|
| Cooling         | None         |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Basement        | None         |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Playground, Private Entrance, Private Yard               |
| Lot Description   | Cleared, Greenbelt, No Neighbours Behind, Private, Secluded, Treed |
| Roof              | Metal  |
| Construction      | Wood Siding  |
| Foundation        | Piling(s)  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2024 |
| Days on Market | 432            |
| Zoning         | HLR            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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