

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

Construction	Vinyl Siding, Metal Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	202
Zoning	HR

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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