

# \$465,000 - 1309 Willow Road, Sunbreaker Cove

MLS® #A2223853

**\$465,000**

3 Bedroom, 1.00 Bathroom, 962 sqft

Residential on 0.31 Acres

NONE, Sunbreaker Cove, Alberta

Nestled amongst a backdrop of beautiful foliage, you will find this amazing cottage, ready for all the fun packed days of summer at the lake. Memories will be made, life will be full of new adventures and your family will love spending time getting to know lake life. This property offers the perfect balance of nature, privacy, and recreation. Step inside to a bright open floor plan, where you can prepare the best of meals in the kitchen that boasts plenty of working space and cabinets. It's open to dining and living room areas and filled with tons of natural lighting, the perfect place to unwind and relax after a day on the lake. There are 3 bedrooms, and 1 bath. This cottage has a new hot water tank, newer flooring and appliances, and it's a non smoking home. It showcases the meticulous care and pride of its original owners in every detail. Outside you will find decks on east and west sides of the cabin, so you can have sun or shade enjoying the outdoors. This oversized lot boasts an abundance of mature trees, a fire pit area, volleyball court, and there is easy access to the lake. Let the great community of Sunbreaker Cove be your new favorite destination.

Built in 1976

## Essential Information

MLS® #                      A2223853

Price                        \$465,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 962         |
| Acres          | 0.31        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1309 Willow Road |
| Subdivision | NONE             |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0J0          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard, Electric                      |
| Cooling           | None                                     |
| Basement          | None                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Landscaped, Many Trees |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Piling(s)              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 22nd, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 80 |
| Zoning         | R1 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.