

# **\$375,000 - 109 Broken Paddle Drive, Rural Lesser Slave River M.D.**

MLS® #E4427400

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,008 sqft

Rural on 0.63 Acres

Fawcett lake, Rural Lesser Slave River M.D.,  
AB

Welcome to SERENE country living! The seller is also including 1/4 OWNERSHIP of a PRIVATE DOCK! Located in the natural Alberta bush with the most gorgeous sunsets, beautiful beach area, camping and year round fishing. Whether your looking for a weekend retreat or a quiet retirement home, this is a MUST SEE! Right off Fawcett Lake, and the famous Fawcett Lake Resort known for its Walleye fishing, quad country and 4 wheel ATV's, this property is also located on the Trans Canada trail. This gorgeous one owner home comes FULLY FURNISHED, NEVER SMOKED IN, with NO PETS and has been taken care of immaculately. From the metal roof, the spray foam insulation, to the beautiful pine treated deck, pine hardwood throughout the main floor, you see the warmth, care and love throughout. The main floor highlights include Master Bedroom with ensuite, laundry room, second bedroom, kitchen with like new appliances. Basement is FULLY FINISHED with a huge flex room, bar, and another fully furnished bedroom, and bathroom.

Built in 1995

## **Essential Information**



|                |           |
|----------------|-----------|
| MLS® #         | E4427400  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,008     |
| Acres          | 0.63      |
| Year Built     | 1995      |
| Type           | Rural     |
| Sub-Type       | Cottage   |
| Style          | Bungalow  |
| Status         | Active    |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 109 Broken Paddle Drive       |
| Area        | Rural Lesser Slave River M.D. |
| Subdivision | Fawcett lake                  |
| City        | Rural Lesser Slave River M.D. |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T9S 1C9                       |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home |
|----------|---|

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Heating           | Hot Water, Natural Gas |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | Full, Finished         |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood                  |
| Exterior Features | Backs Onto Park/Trees |
| Construction      | Wood                  |
| Foundation        | Concrete Perimeter    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 60          |

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Listing information last updated on May 12th, 2025 at 5:17am MDT