

\$460,000 - Hilliards Bay Estates #121, Rural Big Lakes County

MLS® #A2187522

\$460,000

2 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.36 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Discover your dream lakeside retreat in the exclusive gated community of Hilliard's Bay Estates. This meticulously maintained home offers the perfect blend of natural beauty and modern convenience, nestled on an expansive lot just shy of a double size. With private sandy beaches, panoramic views of Lesser Slave Lake, and endless outdoor activities, this property is a haven for nature lovers and outdoor enthusiasts alike.

Enjoy year-round recreation, including hiking, snowmobiling, cross-country skiing, and fishing. Community amenities include a boat launch, optional private boat slips, sports courts, playgrounds, and vibrant annual events. Nearly 1 km of pristine lakefront and breathtaking boreal forest surround the property, creating an idyllic escape. The home features an open-concept kitchen, dining, and living area with vaulted ceilings and floor-to-ceiling chalet-style windows that flood the space with natural light. The spacious main floor includes a large boot room with laundry, a beautifully updated four-piece bathroom, and a private primary bedroom with garden doors leading to a secluded deck. Upstairs, the loft offers a family room, an additional bedroom, and a two-piece bathroom. Outside, the fully landscaped yard is perfect for relaxation or entertaining, with a large front deck, fire pit area, and lush green grass. Two driveways, one in the front and back, provide ample



parking for vehicles, boats, and campers, while the golf cart garage with a loft and bathroom adds convenience and versatility. With annual condo fees of just \$900 ensuring well-maintained roads, parks, and shared spaces, this property offers a low-maintenance lifestyle in a serene lakeside setting. Don't miss your chance to own this rare gem—schedule your showing today and experience the perfect combination of tranquility and refined living!

Built in 2012

Essential Information

MLS® #	A2187522
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.36
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	Hilliards Bay Estates #121
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Amenities	Beach Access
Parking Spaces	4

Parking	Golf Cart Garage, Off Street, RV Access/Parking
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	January 20th, 2025
Days on Market	196
Zoning	CR
HOA Fees	900
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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