

Courtesy Of Kaelyn M Kowalchuk Of Real Broker

# \$420,000 - 162 Peace River Avenue, Rural Big Lakes M.D.

MLS® #E4428430

## \$420,000

2 Bedroom, 2.00 Bathroom, 1,069 sqft  
Rural on 0.25 Acres

None, Rural Big Lakes M.D., AB

Nestled by the lake, this stunning 2-bedroom, 2-bathroom home offers year-round comfort and recreation. Enjoy in-floor heating, air conditioning, and a gas stove for cozy living. The basement boasts 9 ft ceilings, while the vaulted ceilings upstairs fill the space with natural light. The wrap-around balcony provides panoramic views of the surrounding beauty. Outdoors, there's lake access and a private marina, perfect for boating or fishing. The oversized heated garage easily accommodates a boat, quads, and more. Experience family events, multiple fishing tournaments, summer solstice celebrations, and the North Country Fair, all in a community with three marinas.

Built in 2016

## Essential Information

MLS® #	E4428430
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.25
Year Built	2016



Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	162 Peace River Avenue
Area	Rural Big Lakes M.D.
Subdivision	None
City	Rural Big Lakes M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 1J0

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Deck, Hot Water Tankless, Lake Privileges, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking Spaces	4

### **Interior**

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Lake Access Property, Landscaped
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4
Zoning	Zone 60
Condo Fee	\$1,400

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 2:02am MDT