

# \$219,000 - 25, 10428 Township 735 Road, Kinuso

MLS® #A2222349

**\$219,000**

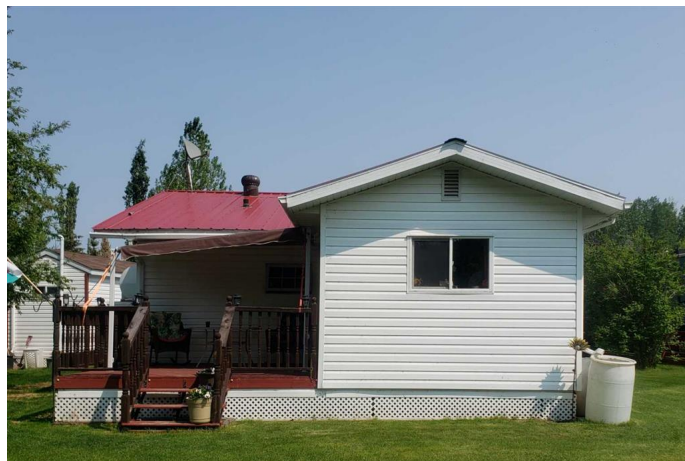
2 Bedroom, 2.00 Bathroom, 571 sqft

Residential on 0.21 Acres

NONE, Kinuso, Alberta

Welcome to Little Bear Meadows, minutes from the marina, close to Spruce Point and Deer Park. A lot of careful planning and detail went into creating this beautiful oasis. The yard is fully fenced with a walk-thru gate and a larger decorative metal gate to bring in larger items. Inside the yard, there's a beautiful lawn, trees, many perennial garden areas, and a raised plot for growing your vegetables. Right beside the vegetable garden is a gazebo with a gravel floor and vented firepit. On chilly evenings you can still enjoy the gazebo, the drapes can be drawn for extra shelter. In the same area is a large storage shed to house your lawn mower and other gardening tools. The cabin has a wooden deck in front, the walking area and steps are covered with recycled rubber. Inside the cabin, you will find a cozy open concept living space with lots of natural light. There's a 2pc bath and a bedroom just off the kitchen. Through the living room is a bonus room with sliding doors which could be used as a bedroom or office. From the bonus room, you can access the back deck which has an awning for shelter so you can enjoy a warm summer rain and keep dry. Beside the main cabin is a guest house which has a sleeping area and a 4 pc bath. The bathroom also has hookups for a washer and dryer. If you are looking for a quiet place to get away this is the perfect solution.

Built in 2009



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222349      |
| Price          | \$219,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 571           |
| Acres          | 0.21          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 25, 10428 Township 735 Road |
| Subdivision | NONE                        |
| City        | Kinuso                      |
| County      | Big Lakes County            |
| Province    | Alberta                     |
| Postal Code | T0G1K0                      |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Off Street            |

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Ceiling Fan(s)                    |
| Appliances        | Microwave, Refrigerator, Stove(s) |
| Heating           | Wood Stove, Wall Furnace          |
| Cooling           | None                              |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Rain Gutters, Storage, Awning(s) |
| Lot Description   | Back Yard, Irregular Lot                           |
| Roof              | Metal  |

Construction      Vinyl Siding

### **Additional Information**

Date Listed      May 16th, 2025

Days on Market      7

Zoning      CR

### **Listing Details**

Listing Office      ROYAL LEPAGE PROGRESSIVE REALTY

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