

# **\$479,900 - 113 Broken Paddle Dr., Rural Lesser Slave River No. 124, M.D. of**

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MLS® #A2232105

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,452 sqft  
Residential on 0.63 Acres

NONE, Rural Lesser Slave River No. 124,  
M.D. of, Alberta

Broken Paddle Estates, one of Alberta's best kept secrets... along the shores of Fawcett Lake. This Charming custom built 3 Bedroom 1.5 Storey home sites on a very private lot. The exterior of the home is sided with split logs, has two covered porches and a deck. Partially finished basement with ICF Foundation. Inside you'll be wowed by the pine accents and details found throughout. Laminate flooring, Vaulted Ceiling with Pine Accents in the open concept Living/Dining and Kitchen. Living room has plenty of windows, a corner gas fireplace with stone accents and patio doors that open to a large deck. Spacious Dining Area and Kitchen with dark cabinets, eating bar and black appliances. Main floor also has a Bedroom, 4 Pc Bath and Laundry. Beautiful staircase with pine spindles takes you to the upper floor, a sitting area overlooks the Living room. Walk into the cozy Primary Bedroom, with Pine accented Vaulted ceiling, wall mounted electric fireplace, a 3 Pc Ensuite and patio door that opens to the balcony with great views. The Basement is partially developed, with a Rec/Games room, Bedroom, Roughed-In Bath and the Utility Room...materials are there to get most of it finished. The home is accessible 12 months of the year and has its own well, and is connected to natural gas and power. The



Detached Double garage, with room for the vehicles and toys also has a unfinished loft with outside access. Lot backs onto undeveloped land behind. A short walk to the boat dock for some of the best water sports and fishing. Green space in front of the lake is open for all residents to enjoy. Great trails in the area for quadding and sledding. Located just 35 mins to Smith, 1.25 hrs to Slave Lake and less than 3 hrs to Edmonton. Room for all the family any time of the year. This gem is waiting for you, don't miss it.

Built in 2012

### **Essential Information**

MLS® #	A2232105
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	0.63
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	113 Broken Paddle Dr.
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2B0

### **Amenities**

Utilities	Natural Gas Connected, Electricity Connected, Sewer Not Available, Water Not Available
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Parking Spaces	8
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Log
Foundation	ICF Block

## Additional Information

Date Listed	June 18th, 2025
Days on Market	55
Zoning	RUS

## Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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