

\$744,900 - 71067 Township Road 734, Widewater

MLS® #A2244460

\$744,900

3 Bedroom, 3.00 Bathroom, 1,999 sqft
Residential on 8.67 Acres

NONE, Widewater, Alberta

Welcome to your dream oasis! Nestled on an expansive 8.67-acre site, this immaculate modern bungalow offers a perfect blend of tranquillity and contemporary living, all while boasting breathtaking views of the shimmering lake. With 3 spacious bedrooms and 3 well-appointed bathrooms, this home is designed for both comfort and style. As you step inside, you're greeted by an abundance of natural light pouring through large windows that frame picturesque vistas. The open-concept layout features not one but two inviting living rooms—ideal for entertaining guests or cozy family gatherings around the wood-burning fireplace. Imagine curling up with a good book or enjoying warm evenings by the crackling fire. The heart of this home is undoubtedly its stylish kitchen, which seamlessly flows into the dining area, making it perfect for hosting dinner parties or casual meals alike. For those who love gardening, you'll appreciate the thoughtfully designed garden boxes outside—an invitation to cultivate your own fresh produce right at home! Step outside to discover a lovely patio area that beckons you to unwind while soaking in the serene surroundings. Whether it's sipping morning coffee as the sun rises over the lake or hosting summer barbecues under starry skies, this outdoor space will surely become your favourite retreat. This property also features a substantial 30x40 shop—ideal for hobbyists or anyone requiring extra storage space—and an attached double garage for



added convenience. Don't miss out on this rare opportunity to own a slice of paradise where modern elegance meets nature's beauty and make this extraordinary property your forever home!

Built in 1992

Essential Information

MLS® #	A2244460
Price	\$744,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,999
Acres	8.67
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	71067 Township Road 734
Subdivision	NONE
City	Widewater
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

Amenities

Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Storage
Lot Description	Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	95
Zoning	Residential Services Dist

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.