

# \$1,399,900 - 133 Birchcliff Road, Birchcliff

MLS® #A2174516

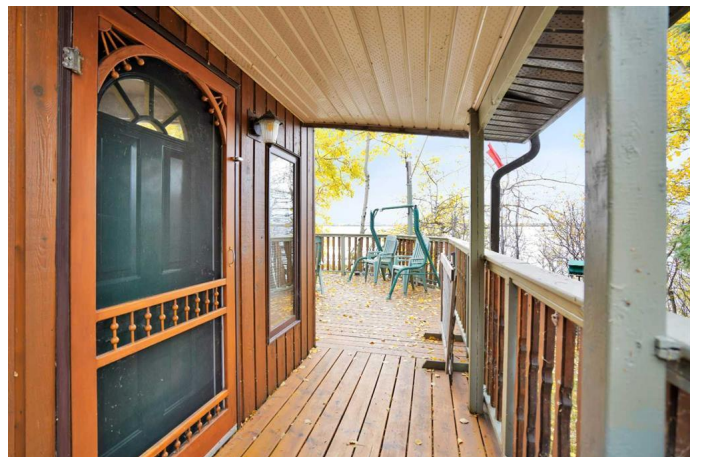
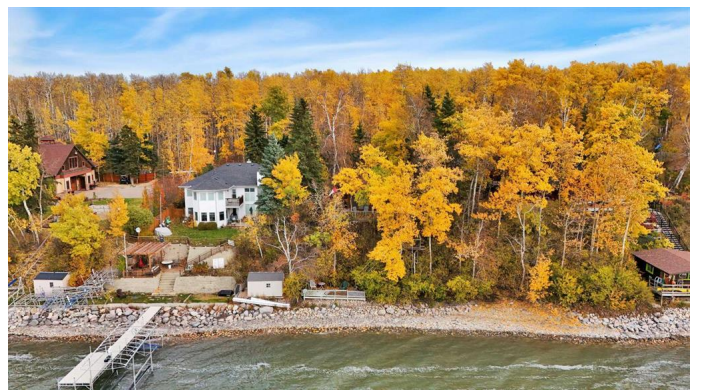
**\$1,399,900**

3 Bedroom, 1.00 Bathroom, 1,258 sqft  
Residential on 0.21 Acres

NONE, Birchcliff, Alberta

Welcome to Birchcliff Hideaway, your dream 4-season lakefront retreat! This charming cabin, nestled in the serene Summer Village of Birchcliff, offers 1,257 square feet of beautifully renovated living space with 3 bedrooms and a full 4-piece bathroom. Recent updates include a modern kitchen with stunning hickory cabinets and a new furnace, perfectly blending comfort and rustic charm. The large lakeside deck offers breathtaking views of Sylvan Lake, with spectacular sunsets that make it the perfect space for relaxation. Stairs lead down to the water, where you'll find a second lakeside deck for added outdoor enjoyment. This property sits on 9312 sqft of prime lakefront land, providing ample room to build a large detached garage with sleeping quarters above, or even the option to tear down and build the custom lakefront dream home you've always envisioned. Lovingly cared for by the same owner for over 45 years, this cabin reflects pride of ownership at every turn. It's also connected to the regional wastewater line for modern convenience. Nestled on the peaceful north side of Sylvan Lake, Birchcliff features newly paved roads and a boat friendly, useable shoreline, making it an ideal location for enjoying warm summer days and stunning sunsets year-round. Don't miss this rare opportunity to own your own piece of paradise!

Built in 1980



## Essential Information

MLS® #	A2174516
Price	\$1,399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,258
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	133 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

## Amenities

Parking Spaces	3
Parking	Off Street, Driveway
Waterfront	Lake Front

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	None
Lot Description	Private, Beach, Lake
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 22nd, 2024
Days on Market	142
Zoning	R1

### **Listing Details**

Listing Office	Greater Property Group
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