

\$779,000 - 71 Spruce Drive, Rural Athabasca County

MLS® #E4426684

\$779,000

3 Bedroom, 1.00 Bathroom, 1,015 sqft

Rural on 0.20 Acres

Island Lake, Rural Athabasca County, AB

This pristine lakefront property on the shores of Island Lake offers four seasons of lakeside living at its best. The comfortable bungalow with a walk-out basement is designed for relaxation and connection. In winter, cozy up by the wood-burning stove and take in the panoramic view of the lake. In summer, choose between the sheltered fireplace at the back of the property or the firepit near the shore—perfect for long evenings under the stars. The breathtaking view changes with the seasons, creating a truly magical experience year-round. The spacious kitchen, featuring a large island, is the ultimate gathering spot. Whether you're cooking, dining, or unwinding, the lake views are always in sight. This property is a rare find. Don't miss your chance to make your dreams come true.

Built in 2007

Essential Information

MLS® #	E4426684
Price	\$779,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.20



Year Built	2007
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

Community Information

Address	71 Spruce Drive
Area	Rural Athabasca County
Subdivision	Island Lake
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1S2

Amenities

Features	Off Street Parking, Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, No Animal Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Prefab
Exterior Features	Beach Access, Boating, Lake Access Property, Lake View, Not Fenced, Playground Nearby, Private Fishing, Recreation Use, Waterfront Property
Construction	Prefab
Foundation	See Remarks

Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	Zone 64

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