

# **\$339,900 - 45 Shorncliffe Lake Estates, Rural Provost No. 52, M.D. of**

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MLS® #A2221506

**\$339,900**

2 Bedroom, 1.00 Bathroom, 688 sqft  
Residential on 2.21 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Welcome to #45 Shorncliffe Lake Estates, a rare opportunity to own an incredible lake retreat set on two beautifully landscaped lots. This meticulously maintained property offers the perfect blend of comfort, functionality, and outdoor enjoyment. At the heart of the property is a spacious 30' x 52' heated shop, ideal for storing all your recreational toys, vehicles, and tools. The cozy park model home with a well-designed addition provides a comfortable and charming living space, perfect for weekend getaways or extended stays. Guests or family will enjoy their own space in the 16' x 16' fully plumbed bunkhouse, offering privacy and convenience. Outdoor living is elevated with a large firepit area, perfect for evening gatherings under the stars, and a unique binzeboâ€™a converted grain bin gazeboâ€™ adding rustic charm to your entertaining space. Enjoy easy lake access with your own private dock, making boating, swimming effortless and fun. Additional features include a fabric shelter with a rigmat floor, ideal for extra storage or protection from the elements. This property is a true gemâ€™ peaceful, private, and packed with features that make lake life easy and enjoyable. Whether youâ€™re looking for a family getaway, a place to host friends, or a private lake retreat, this one-of-a-kind property checks every box.

Donâ€™t miss your chance to own this slice of



paradise at Shorncliffe Lake!

Built in 2005

### **Essential Information**

MLS® #	A2221506
Price	\$339,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	2.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	45 Shorncliffe Lake Estates
Subdivision	NONE
City	Rural Provost No. 52, M.D. of
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 2E0

### **Amenities**

Parking Spaces	10
Parking	Gravel Driveway, Quad or More Detached, RV Access/Parking
# of Garages	6

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Skylight(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	CR

## Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
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