# \$1,295,000 - 133 Birchcliff Road, Birchcliff

MLS® #A2247999

## \$1,295,000

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 1,258 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'II find a second lakeside deck for added outdoor enjoyment. This property sits on more than a quarter-acre (12,562 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!







#### **Essential Information**

MLS® # A2247999 Price \$1,295,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,258
Acres 0.21
Year Built 1980

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

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 Driveway, Off Street

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 Beach, Lake, Private

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed August 12th, 2025

Days on Market 72 Zoning R1

## **Listing Details**

Listing Office CIR Realty

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