

# \$750,000 - 125 Monias Drive, Rural Big Lakes County

MLS® #A2174092

**\$750,000**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Residential on 0.59 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

A Piece of Paradise! Affordable Elite Living! Welcome the serene and private enclave of Hilliard's Bay Estates, this breathtaking lake property offers the ultimate escape for nature enthusiasts and luxury seekers alike. Just a short walk to the sandy beach, this premier retreat sits on two generous lots totaling 0.59 acres, showcasing an impressive 1,518 sq. ft., two-story home that combines rustic charm with modern comforts. As you enter this charming three-bedroom, two-bathroom home, youâ€™ll be captivated by its earthy tones and meticulously crafted, highly functional layout. The open concept kitchen, dining and living room area is soaked with natural light making it a stunning and relaxing environment to enjoy meals and entertain. The expansive wrap-around deck spans three sides of the home, providing endless opportunities for relaxation while soaking in the natural surroundings. Upstairs, two decks at either end of the house extend your living space even further, creating the perfect spots for peaceful morning coffee or sunset gatherings. Building Two is a spacious three-season outdoor kitchen that boasts everything you need, from a fridge, stove, pop cooler, and deep freezer to a full-sized dishwasher. With a large dining area, this space is perfect for entertaining, offering an authentic outdoor dining experience without sacrificing comfort or functionality. The adjacent brick patio, complete with a cozy covered fire pit, is the ideal spot for fireside chats long into the



evening.

This estate provides endless entertainment and recreation options for every member of the family. For garden lovers, a greenhouse and raised garden beds offer ample space to grow fresh produce, with a seepage well providing convenient lawn and garden watering.

Horseshoe pits, a large wood shed, children's play set, and a storage shed provide all you need to enjoy a relaxed outdoor lifestyle.

With additional conveniences like a crushed asphalt driveway, spacious parking area, and RV hook-ups complete with water, sewer, and power, this property is ready to host all your friends and family in style. And for the ultimate lakefront experience, Hilliard's Bay Estates provides easy access to the pristine beach, fishing, and boating. Whether you prefer hiking along the scenic Trans Canada Trail and Hilliard's Bay Provincial Park or exploring ATV trails through vast, untouched wilderness, adventure is never far from home. A full-sized fenced basketball court offers hours of fun and exercise, while the extensive children's playground will delight the young ones.

Hilliard's Bay is renowned for its stunning sandy beaches, recreational amenities, and the safety of a gated community, offering an unparalleled blend of tranquility and convenience. Here, every day feels like a getaway. Don't miss your chance to own this extraordinary lake property – call, email, or text today to schedule a personalized tour and experience the magic of Hilliard's Bay Estates for yourself!

Built in 2012

## Essential Information

MLS® #	A2174092
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	0.59
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

## Community Information

Address	125 Monias Drive
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0H 1E0

## Amenities

Amenities	Beach Access, Boating, Clubhouse, Parking, Picnic Area, Playground, Park, Party Room, Recreation Facilities, Recreation Room, RV/Boat Storage, Snow Removal, Visitor Parking
Utilities	Electricity Connected, High Speed Internet Available, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Boat, Driveway, Front Drive, Golf Cart Garage, Gravel Driveway, Multiple Driveways, Parking Lot, Parking Pad, RV Access/Parking
Waterfront	Beach Access, Lake, Stream

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Instant Hot Water, Refrigerator, Stove(s), Washer/Dryer

	Stacked, Window Coverings
Heating	Electric, In Floor
Cooling	None
Fireplaces	Electric, Family Room, Living Room, Mantle
Basement	None

## Exterior

Exterior Features	Balcony, Fire Pit, Storage
Lot Description	Back Yard, Cleared, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	October 28th, 2024
Days on Market	272
Zoning	Residential
HOA Fees	1800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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