

# \$120,000 - Lot 3a Watino Valley Rapids, Watino

MLS® #A2216254

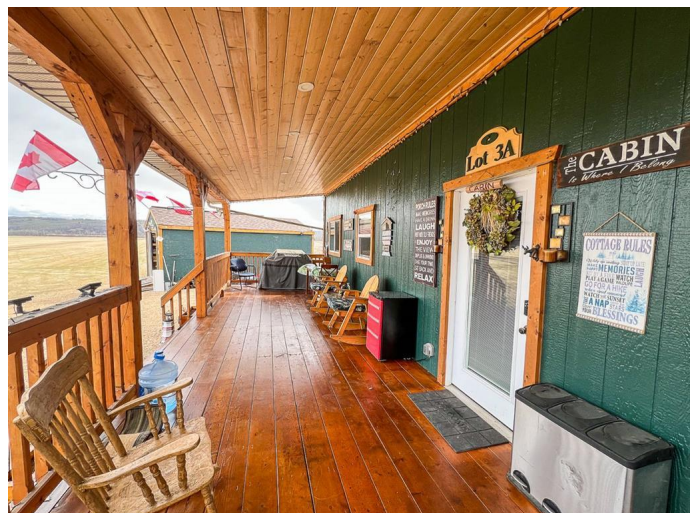
**\$120,000**

1 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.30 Acres

NONE, Watino, Alberta

Welcome to Your Riverside Escape, a peaceful haven where the river becomes your backdrop and way of life. With direct access to the Smoky River, enjoy fishing, boating, swimming, and quiet moments by the water, just steps from your door. Nestled among mature trees and surrounded by wilderness, this beautifully maintained property offers a rare blend of comfort, seclusion, and adventure. Built in 2016 by Heritage Cabins, the home is thoughtfully designed for year-round living and the ultimate recreational retreat. Step inside to warm pine walls, custom blinds, and durable vinyl plank flooring. The open-concept layout connects the living, dining, and kitchen areas, creating an inviting space for gathering and relaxing. The kitchen has a fridge, stove, microwave, and pantry for convenience. The main floor includes one bedroom, a bonus room, and a 3-piece bathroom. Upstairs, a spacious loft offers flexible space for additional beds or a cozy rec area. A high-efficiency Blaze King wood-burning fireplace anchors the living space, making it the perfect place to unwind after a day outdoors. The cabin is equipped with a powerful 16k solar panel system (3000 watts, 30 amps), hot water on demand, Wi-Fi and satellite connectivity, and the option to add laundry hookups. Outside, you'll find a covered deck ideal for cooking and dining, an outdoor shower, a fire pit area, and a 12x24 storage shed for all your tools and toys. Sandy beach access invites you to spend your days



paddling, lounging, or exploring the shoreline.  
This property is a dream for outdoor  
enthusiasts with endless opportunities for  
boating, fishing, quadding, hunting, hiking,  
snowmobiling, and cross-country skiing.  
Whether you're seeking solitude, recreation, or  
a slower pace, this cozy cabin in Watino Valley  
Rapids has it all! Annual lot fees are \$1785.  
Book your private showing today and discover  
the magic of riverside living!

Built in 2016

### Essential Information

MLS® #	A2216254
Price	\$120,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.30
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	Lot 3a Watino Valley Rapids
Subdivision	NONE
City	Watino
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3R0

### Amenities

Utilities	Cable Internet Access, Cable Connected, Propane
Parking Spaces	4
Parking	Gravel Driveway, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, Open Floorplan
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Outdoor Shower, Storage
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Treed
Roof	Metal
Construction	Wood Siding
Foundation	Other

## Additional Information

Date Listed	May 6th, 2025
Days on Market	107
Zoning	A

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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