\$609,000 - 1318 Balm Road, Sunbreaker Cove

MLS® #A2220776

\$609,000

4 Bedroom, 2.00 Bathroom, 988 sqft Residential on 0.21 Acres

NONE, Sunbreaker Cove, Alberta

Embrace the charm of 4-season living in this beautiful 4-bedroom, 2-bathroom cottage/home nestled in the serene landscapes of Sunbreaker Cove. Whether you're dreaming of a cozy family cottage or eyeing a savvy investment with potential rental income, this gem is tailored to impress and boasts 1700 sq.ft of living space.

Step inside to discover a treasure trove of design and comfort with a striking brick-faced, floor-to-ceiling wood-burning fireplace, setting the stage for memorable gatherings and time with the family. The interior features that classic cottage feel with vaulted ceilings, beautiful original hardwood floor and wood construction, and large windows, creating a warm, inviting ambiance throughout.

Culinary adventures await in two kitchens: a spacious main kitchen and a secondary option in the lower level, complete with granite countertops and 2 fridges and stoves. The wrap-around deck leads to the massive SW exposed waterproof deck in the front, and it also includes a large electric awning, offering a perfect spot to enjoy bbq's and afternoon cocktails. At night you can enjoy the private firepit area out back, tucked away in the trees, too!

Nestled just down the road and around the corner from the newly renovated Sunbreaker boat launch, the location promises a perfect







blend of seclusion and accessibility, with it being only a 15 minute drive from the Town of Sylvan Lake.

Whether you're in the market for a seasonal retreat, a year-round haven, or an investment opportunity, this property promises a blend of comfort, location, and that cottage feel we all remember as kids. Ready to make more of those memories? That next chapter begins here.

Built in 1981

Essential Information

MLS® # A2220776 Price \$609,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 988 Acres 0.21

Year Built 1981

Type Residential

Sub-Type Detached

Style Cottage/Cabin

Status Active

Community Information

Address 1318 Balm Road

Subdivision NONE

City Sunbreaker Cove
County Lacombe County

Province Alberta
Postal Code T4S 1R6

Amenities

Parking Spaces 4

Parking Off Street, Parking Pad, RV Access/Parking

Waterfront Lake

Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, Kitchen Island,

Master Downstairs, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner,

Window Coverings

Heating Baseboard, In Floor, Fireplace(s), Electric

Cooling Window Unit(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning, Brick Facing

Has Basement Yes

Basement Finished, See Remarks

Exterior

Exterior Features Awning(s)

Lot Description Environmental Reserve, Landscaped, Many Trees, No Neighbours

Behind, See Remarks, Brush, Treed

Roof Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 32 Zoning R1

Listing Details

Listing Office KIC Realty

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