

# \$392,500 - 104 Bondiss Drive, Bondiss

MLS® #A2197785

**\$392,500**

3 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.41 Acres

NONE, Bondiss, Alberta

LAKEFRONT - Located in the Summer Village of Bondiss, Skeleton Lake. This property is a work of art that's full of character, and shows pride of ownership everywhere you look. 1080 sq ft year round home with 3 bedrooms, full bathroom, main floor laundry and partial basement. Large dining and living room are the hub of the home, full of natural light overlooking the lake. Wrap around deck on all four sides, extending out towards the water, partially covered over the main door. 40 ft x 20 ft work shop with power and overhead infrared heat. 12 ft x 21 ft shed/bunkie with power and heat, has sliding patio doors, and private covered deck facing the water. Main house and Bunkie have been upgraded with vinyl siding and metal roofs, because no one wants to worry about maintenance when they're trying to enjoy the lake! Some upgrades include extra blown in insulation, hot water tank, HE furnace, pressure tank and water treatment system, and metal roof (2023). Water source is a drilled well, septic holding tank, heat is forced air, natural gas. As if that wasn't already enough, it's only a short golf cart ride around the corner to a 18 hole golf course. Amazing opportunity with so many options. Keep it all for yourself, or maximize as a multi-family venture. With some conversions you could fully utilize all the buildings for accommodations, plus room for additional rv's in the huge yard.



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197785    |
| Price          | \$392,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,080       |
| Acres          | 0.41        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 104 Bondiss Drive |
| Subdivision | NONE              |
| City        | Bondiss           |
| County      | Athabasca County  |
| Province    | Alberta           |
| Postal Code | T0A 0M0           |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 8                                                       |
| Parking        | Gravel Driveway, Off Street, RV Access/Parking          |
| Is Waterfront  | Yes                                                     |
| Waterfront     | Beach Access, Beach Front, Lake, Lake Front, Waterfront |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Partial, Unfinished                                                |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Fire Pit                                                    |
| Lot Description   | Beach, Lake, Landscaped, Rectangular Lot, Views, Waterfront |
| Roof              | Metal                                                       |

|              |             |
|--------------|-------------|
| Construction | Wood Frame  |
| Foundation   | See Remarks |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 113                 |
| Zoning         | SV                  |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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