# \$499,000 - 1103 Briar Road, Sunbreaker Cove

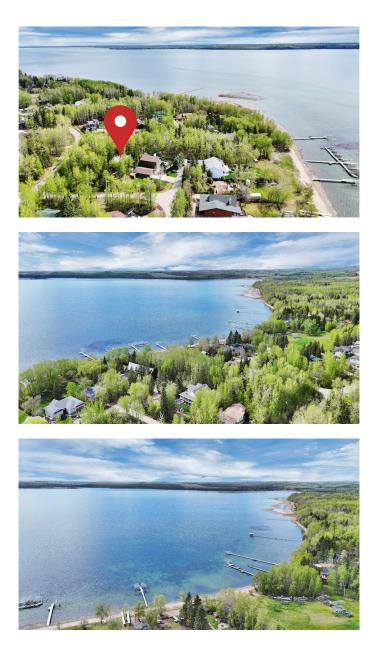
MLS® #A2221335

#### \$499,000

5 Bedroom, 2.00 Bathroom, 1,453 sqft Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

PRIVATE LAKE RETREAT | 5 BEDROOMS + BUNKHOUSE | SHORT WALK TO BEACH ~ Welcome to your private escape at Sunbreaker Cove, Sylvan Lake! With 5 bedrooms, 2 bathrooms, and an additional bunkhouse above the detached garage, thereâ€<sup>™</sup>s plenty of space for family, friends, and guests to enjoy this summer. Surrounded by mature trees, this secluded oasis offers ultimate privacy, tranquility, and a unique lakeside lifestyle. ~ The main level is warm and inviting, featuring a spacious kitchen, large living area with bright windows that connect you directly to nature, a comfortable sunroom, bedroom and a full 4-piece bathroom. Upstairs you'II find 4 additional bedrooms, including the large primary suite complete with its own 3-piece ensuite. ~ Outside, relax around the fire pit or stroll down the short path directly to the beachâ€"perfect for making family memories. Ample parking and storage for all your lake toys includes a single garage, covered parking area, and gravel pad. The bonus bunkhouse provides extra sleeping quarters, making weekend gatherings effortless. ~ Whether you're looking for peace and quiet, scenic views, or active outdoor adventures, this exceptional property delivers it all. Make this serene lakeside paradise your own before it's gone!



#### **Essential Information**

MLS® #	A2221335
Price	\$499,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.23
Туре	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

# **Community Information**

Address	1103 Briar Road
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	TOC 0J0

# Amenities

Parking Spaces	4
Parking	Covered, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Beamed Ceilings
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Private, Treed

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	42
Zoning	R1

#### **Listing Details**

Listing Office Greater Property Group

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