

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

MLS® #A2216254

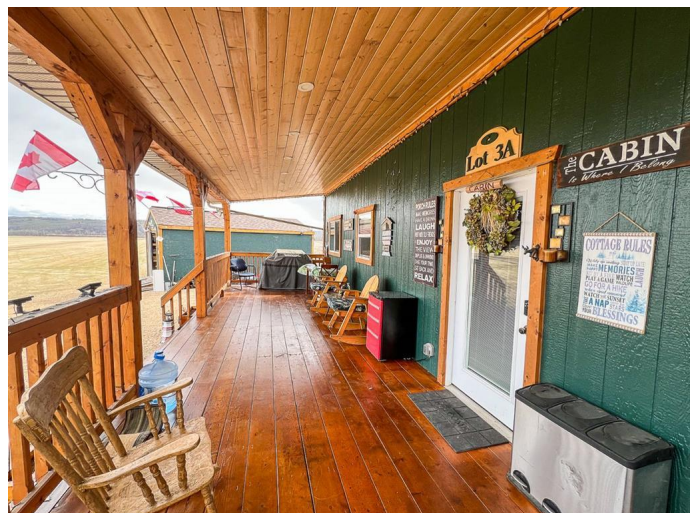
**\$120,000**

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 | 93            |
| Zoning         | A             |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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