

# \$1,375,000 - 1 Des Arcs Street, Lac Des Arcs

MLS® #A2233664

**\$1,375,000**

2 Bedroom, 1.00 Bathroom, 1,733 sqft

Residential on 0.68 Acres

NONE, Lac Des Arcs, Alberta

The tranquility of Lac Des Arcs is in full display on this huge idyllic 30,000+ sq ft lot with a stunningly kept beautiful home that shows such a pride of ownership the minute you arrive. This bungalow has over 1700 square feet on the main level with bonus space in the lower. With two large living spaces along with a large, upgraded kitchen, this home is a perfect place to enjoy your friends and family. All the living spaces enjoy wall to wall windows that bring in the light and nature beyond. 2+ bedrooms, a large full bath along with laundry room complete this level. In the lower level you will find a flex room along with extra storage. Other features include a feature wood burning fireplace in the living room, sun flooded family room or 3rd bedroom, an oversized detached double garage and outdoor spaces galore including the front deck, back patio and a beautifully landscaped yard that backs on to Heart Creek. This is your chance for your private Rocky Mountain retreat.

Built in 1961

## Essential Information

MLS® #	A2233664
Price	\$1,375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,733
Acres	0.68
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1 Des Arcs Street
Subdivision	NONE
City	Lac Des Arcs
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2W3

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Laminate Counters, Natural Woodwork, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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