

# \$299,620 - 5 10405 740 Township Road, Kinuso

MLS® #E4422067

**\$299,620**

2 Bedroom, 2.00 Bathroom, 1,252 sqft  
Condo / Townhouse on 0.00 Acres

Kinuso, Kinuso, AB

Auction Alert March 25/25 : Situated mere minutes away from the beautiful shores of Lesser Slave Lake, this residence within the Deer Park Community just outside Kinuso, AB, is perfectly suited to the tranquility of country living or exciting, year-round outdoor adventures. This delightful home is 1,252± square feet with an open floor plan and stylish vinyl plank flooring and elegant crown moulding throughout. The heated garage is 21x23 feet with a 1,000± gallon cistern. The exterior of the home has a fully landscaped yard, two storage sheds, an outhouse, and plenty of space for additional parking. Boating enthusiasts can take advantage of nearby Spruce Point Park, which offers a convenient boat launch and an 18-hole mini golf course. The area provides a host of year-round fun, including fishing, quadding, hunting, & snowmobiling. The hamlet of Kinuso is just 10 mins away by car, with full amenities that include groceries, shopping, gas station, a post office and more. Note: List price is Tax assessment.

Built in 2021

## Essential Information

MLS® #	E4422067
Price	\$299,620



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	5 10405 740 Township Road
Area	Kinuso
Subdivision	Kinuso
City	Kinuso
County	ALBERTA
Province	AB
Postal Code	T0G 1K0

### **Amenities**

Amenities	See Remarks
Parking	2 Outdoor Stalls, Double Garage Detached, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Euro Washer/Dryer Combo, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular, Vinyl
Exterior Features	Boating, Corner Lot, Golf Nearby, Landscaped
Roof	Metal
Construction	Modular, Vinyl
Foundation	Piling

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	49
Zoning	Zone 70
Condo Fee	\$175

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Listing information last updated on April 6th, 2025 at 7:02pm MDT