

# **\$799,000 - 8 Sunrise Dr Summer Village Of Larkspur, Rural Westlock County**

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MLS® #E4412467

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,553 sqft

Rural on 3.36 Acres

Larkspur\_WEST, Rural Westlock County, AB

WAKE UP LOOKING OUT AT THE BEAUTIFUL LONG ISLAND LAKE! 3.36 acre overlooking the lake located in the Village of Larkspur. Amazing MOVE IN READY 1.5 storey open concept home. Beautiful living room w/stone faced wood fireplace, huge oak kitchen w/ walk in pantry & island w/ breakfast bar & garden doors. Bdrm, 4 pce bath, & laundry/storage room complete the main level. Curved staircase leads to upper primary suite w/ 4 pce ensuite, walk through closet, den w/ door to upper deck. Basement has 2 bdrms, 4 pce bath, family room w/ wet bar & wood stove, storage & mech. rooms. Outside you will find heated & insul. 4 car garage w/220 & d plumbed for bathr. Mature landscaped treed yard w/ dream wrap around covered deck (newly replaced no maint. boards), good driveway & of course stunning views. Throw your kayak in across the road & enjoy a paddle with wildlife & water fowl. Long Island Lake is a clean spring fed lake w/ boating, fishing, & water sports. Countless ATV & horseback trails surrounding the lake.

Built in 1996

## **Essential Information**

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Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,553
Acres	3.36
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	8 Sunrise Dr Summer Village Of Larkspur
Area	Rural Westlock County
Subdivision	Larkspur_WEST
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T0G 0S0

### Amenities

Features	Bar, Deck, Vaulted Ceiling, Wood Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Hillside, Lake View, Landscaped, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed November 1st, 2024

Days on Market 169

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 5:17pm MDT