

# \$230,000 - 1301 Wolf Trail, Sandy Lake

MLS® #A2254908

**\$230,000**

2 Bedroom, 1.00 Bathroom, 1,800 sqft

Residential on 3.20 Acres

NONE, Sandy Lake, Alberta

Discover the charm and tranquility of Sandy Lake in the MD of Opportunity No. 17. This quaint northern Alberta hamlet is surrounded by forest, lakes, and endless outdoor activities. About 5 hours north of Edmonton, this close-knit community offers year-round fun with a skate park, youth centre, outdoor skating rink, community hall, and fire station. You'll also find easy access to boating, fishing, hunting, and peaceful backcountry trails. Fully serviced with water, sewer, power, and natural gas, Sandy Lake blends rustic living with modern convenience. Built in 2005, this welcoming two-storey home is filled with warmth and potential. The main floor features a cozy one-bedroom layout with an open-concept kitchen and living area highlighted by rich wood accents, laminate flooring, and granite-tiled countertops. A bright and cheerful full bathroom with a clawfoot tub adds vintage charm. The upstairs is about three-quarters finished and ready for your personal touch. There's space for two more bedrooms, a bonus or family room, and a roughed-in second bathroom, perfect for creating the layout you need. Set on a nicely landscaped 1.7-acre lot and sold with a full vacant lot next door, you'll have plenty of space to expand, garden, build a shop, or simply enjoy the extra privacy. A wrap-around covered deck runs the length of the home, offering a shady spot to relax, entertain, and watch wildlife wander by. This is an incredible opportunity to enjoy the slower pace and



outdoor lifestyle of Sandy Lake. With all the essentials already in place and room to grow, this property is ready to welcome you. Whether you're looking for a peaceful place to retire, a weekend getaway, or an affordable home with space to make your own.

Built in 2005

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2254908                         |
| Price          | \$230,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,800                            |
| Acres          | 3.20                             |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1301 Wolf Trail             |
| Subdivision | NONE                        |
| City        | Sandy Lake                  |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 2K0                     |

### Amenities

|         |         |
|---------|---------|
| Parking | Carport |
|---------|---------|

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, Bathroom Rough-in                                      |
| Appliances        | Dishwasher, Dryer, Freezer, Oven, Refrigerator, Washer, Window Coverings |

|              |                   |
|--------------|-------------------|
| Heating      | Forced Air        |
| Cooling      | None              |
| Has Basement | Yes               |
| Basement     | None, Crawl Space |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                     |
| Lot Description   | Landscaped, Many Trees, Lake               |
| Roof              | Asphalt                                    |
| Construction      | Wood Frame, Log                            |
| Foundation        | Poured Concrete, Perimeter Wall, Piling(s) |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 2                    |
| Zoning         | Residential          |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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