

Enhancements & Features

246 Francis Street East, Sturgeon Lake

Breezeway

- New vinyl waterproof flooring, 3 new steel doors, new door closer

Garage

- Replacement of main support beam from old wooden beam

In-law suite

- Complete conversion of old workshop to in-law suite complete with its own newer heat pump, washer dryer, hot water tank and more.

Dining room

- New laminate flooring, new wooden railing

Kitchen

- Newer cabinets with granite counters, new window

Living Room

- New laminate flooring

Bathrooms

- All new fixtures

Basement

- New large sliding door, new laminate flooring, new fixtures in bathroom, new furnace and heat pump 2018, newer hot water tank 2016, newer sewage pump 2014, upgraded panel to 200-amp service

Exterior

- New aluminum and glass rail

Other notes:

- Steel roof
- Paved driveway
- Recent conversion to natural gas
- Great neighbours
- Quiet waterfront with swim platform every year so far positioned at about 12 feet deep water
- Solid shoreline for wading and kids
- Boathouse
- Awesome mature and unique trees
- A walk to town
- Free boat ramp less than 1 km away