

# **\$695,000 - #418 Mons View Way, Rural Smoky Lake County**

MLS® #E4433052

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,484 sqft

Rural on 1.46 Acres

Mons View Resort, Rural Smoky Lake County, AB

YEAR-ROUND LAKE LIFE IS CALLING! This 1500 SqFt. walkout basement, SOLAR POWER run home is nestled on top of a hill, steps away from Mons Lake! Upon entry, you'll be greeted by vaulted ceilings, hardwood floors, and the stunning lake views, as well as an open-concept living room, dining room, and kitchen which features: granite countertops, GAS STOVE, a corner pantry, and large island, perfect for entertaining. The main floor also features a spacious primary bedroom, 3pc. bath, laundry room, and deck with gas BBQ hook-up; enjoy your morning coffee with a view! Down the stairs, you'll find a large family room, 3 more bedrooms, and a 2nd full bath. Step outside to find the fully spray foam insulated triple car garage with 10' doors, 30 Amp service for your RV, and gas line for future heating. This home is well built with 10' ICF walls in the basement and 8' ICF on the main. You also won't have to worry about your power bill, the 42/18kw solar panels eliminate your bills AND give you a return!

Built in 2007

## **Essential Information**



MLS® #	E4433052
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	1.46
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#418 Mons View Way
Area	Rural Smoky Lake County
Subdivision	Mons View Resort
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Deck, Hot Water Electric, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Golf Nearby, Hillside, Lake View, Landscaped, Shopping Nearby
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

### Additional Information

Date Listed April 26th, 2025

Days on Market 15

Zoning Zone 60

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Listing information last updated on May 11th, 2025 at 12:02am MDT