

# \$429,000 - 5 Heron Drive, Rural Barrhead No. 11, County of

MLS® #A2209076

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft  
Residential on 0.36 Acres

Lightning Bay Resort, Rural Barrhead No. 11,  
County of, Alberta

Looking for the perfect getaway or year-round home? This 3-bedroom bungalow at Thunder Lake in Lightning Bay Resort has everything you need.

Inside, a bright and open living space with big windows that let in tons of natural light. The kitchen has a moveable island, lots of counter space, a pantry, and it opens right onto the deck—perfect for hanging out or hosting friends. The primary bedroom has garden doors that lead to the deck and its own private ensuite. There’s also a full bathroom and a second entrance for extra convenience. This place is loaded with handy features like a tankless hot water heater, a built-in central vacuum, and room for stackable laundry - all on one level. It’s built on sturdy metal pilings. There is more storage underneath, if needed. The deck wraps to the back, where everyone can catch some of the best sunrises over the lake.

The 28' x 30' heated garage—fully insulated, with storage, counters, a big overhead door with remote, and a roll-up door that’s great for backyard hangouts or getting your mower in and out.

Outside, the yard’s gravelled for easy parking and includes 2 sheds, a woodshed, RV parking with a plug, and even an upgraded outhouse. The green lawn out back leads you right to the lake access.



Spots like this don't come up often - don't miss your chance to own a piece of Thunder Lake!

Built in 2007

### Essential Information

MLS® #	A2209076
Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.36
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5 Heron Drive
Subdivision	Lightning Bay Resort
City	Rural Barrhead No. 11, County of
County	Barrhead No. 11, County of
Province	Alberta
Postal Code	T7N 1N3

### Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Sauna
Parking Spaces	10
Parking	Double Garage Detached, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Lake Privileges, See Remarks, Waterfront

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, See Remarks,

	Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Conservation, Corners Marked, Lawn, Low Maintenance Landscape, Native Plants, Views, Lake, Wetlands, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	April 4th, 2025
Days on Market	4
Zoning	RR TL
HOA Fees	500
HOA Fees Freq.	ANN

## Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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