

Courtesy Of Carley Barabas Of Century 21 Masters

## \$595,000 - 75 Neilson Dr, Rural Athabasca County

MLS® #E4450355

**\$595,000**

3 Bedroom, 1.00 Bathroom, 1,136 sqft

Rural on 1.00 Acres

Island Lake South, Rural Athabasca County,  
AB

Stop the car! Your dream of lake living is calling your name and this is one you don't want to miss! This meticulously maintained 3-great sized bedrooms, 1-bath bungalow sits on the beautiful shores of Island Lake South, offering the ultimate private escape. Step into an upgraded, FULLY FURNISHED home where every detail is thoughtfully designed for comfort and relaxation—just bring your suitcase! The open concept kitchen and living room are perfect for your cozy nights in or step out onto your massive wrap around deck that is an entertainers dream! Outside, you'll find beautiful grounds bursting with fruit trees and vibrant perennials. The roundabout driveway leads to a double garage, and the HUGE floating modular dock puts you just steps from the water—perfect for boating, swimming, or simply soaking in the view. Whether you're sipping coffee on the deck or enjoying sunset bonfires, this property is your ready-made lakeside retreat. Don't miss your chance to own a piece of paradise!

Built in 1991

### Essential Information

MLS® # E4450355

Price \$595,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	1.00
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	75 Neilson Dr
Area	Rural Athabasca County
Subdivision	Island Lake South
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1S1

### Amenities

Features	Crawl Space, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Fruit Trees/Shrubs, Hillside, Lake Access Property, Lake View, Park/Reserve, Private Setting, Recreation Use, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 30th, 2025
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Days on Market 3

Zoning Zone 64

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT