

HANDYMAN SPECIAL | SPRING LAKE, AB

801 Hermitage Way

Spring Lake, AB | Corner + Wooded | Your Own Private Forest | Nearly 3/4 Acre

ASKING PRICE	2026 TAX ASSESSED VALUE	AFTER REPAIR VALUE (est.)
\$245,000	\$291,000	\$340,000–\$350,000
\$46,000 below assessed	Current assessment	Realtor evaluation

YEAR BUILT	SIZE	BEDROOMS / BATH	LAND
2002	1,070 sq ft	3 bd / 1 ba	Nearly 3/4 Acre



Living Room

Bathroom

Kitchen

Deck

THE OPPORTUNITY

A 2002-built 1,070 sq ft bungalow on nearly 3/4 of an acre, corner lot, with its own water well, septic field and tank, built on an insulated and heated crawl space. The home is surrounded by your own forest extending to the neighbour's property line and the main road -- country seclusion. The bones are good but it needs cosmetic updating. At \$245,000 it is priced \$46,000 below the 2026

tax assessed value. A realtor evaluation pegs the ARV at \$340,000 to \$350,000 once the work is done.

PROPERTY DETAILS

- 2002 built | 1,070 sq ft bungalow | 3 bd / 1 ba
- Bathroom -- stand-up shower, soaker tub, 4-foot vanity
- Laundry room -- washer/dryer, furnace, 2025 HWT
- Forced air furnace -- natural gas, needs service
- Own well, septic tank and field
- Insulated and heated crawl space foundation
- Third bedroom -- separate wing, private feel
- Oversized coatroom and mudroom -- leads to rear deck
- Corner lot | Two driveways | Circular drive potential
- Private forest -- surrounds home to property line and road
- Nearly 3/4 acre
- Two metal sheds included
- Large rear deck overlooking the yard

IDEAL BUYER

- Handy buyer ready to build wealth through sweat equity
- Small family, single, or couple with a project mindset
- Wants land, privacy, and country seclusion
- Owner-builder or investor, comfortable with known costs
- Priced out of properties with less land and less potential

Bank financing available. Built on an insulated and heated crawl space -- most banks will still finance, including TD Bank. Ask your mortgage broker.

THE BACK STORY

I recently bought this property out of a bankruptcy type situation. The elderly owners were in a tough situation with problematic occupants who created quite the mess.

I started the buying process in early January when I wasn't busy in the city, the process took months before the previous owner could transfer the title because of current legal issues etc. By the time I was able to take title I had started numerous other projects in the city so I'm letting this one go.

Please direct your questions to me on Messenger (<http://m.me/WadeFenner>) and I'll reply generally within the hour or sooner.

Leaving your phone number is advised in order to stay connected with easier communication.

Viewings are possible within a day or sooner. Please just let me know your schedule and I can accommodate your needs.

LOCATION

801 Hermitage Way, Spring Lake, Alberta | [View on Google Maps](#)

Ready to take a look?

Viewings within a day or sooner. Wade replies within the hour. Leave a phone number -- he can send two video tours.

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