



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43182 Range Road 214 Unit#170
Rural Camrose County, Alberta

MLS # A2229740



\$359,900

Division:	Meldal Beach		
Type:	Residential/Other		
Style:	2 Storey, Acreage with Residence		
Size:	1,434 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.68 Acre		
Lot Feat:	Beach, Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating:	Combination, Natural Gas	Water:	See Remarks, Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-43-8-W4
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	110 residential imp/site
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum		

Inclusions: Shed

Lake living at its best in this A frame four season home over looking Red Deer Lake .The home is immaculate and very well kept with major upgrades finished in 2009. Four bedrooms in total with bonus room on second floor. Features on main floor are living room with wood stove, large dining area leading to protected deck overlooking the lake. The kitchen boasts granite counter tops with stainless steel appliances. All appliances sold as is. Three piece bathroom with washer/dryer combination and the master bedroom. Basement and main floor heated with underfloor water heating. Basement has a large .bedroom with adjoining family room for entertaining. Basement has a three piece bath professionally finished. Back of home has a large deck for entertaining overlooking a well manicured back yard. Home is a pleasure to show.