



GRASSROOTS
REALTY GROUP

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249, 253, 22113 Township Road 440
Rural Camrose County, Alberta

MLS # A2236436



\$146,900

Division:	Sherman Park		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	348 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	-
Garage:	None		
Lot Size:	0.98 Acre		
Lot Feat:	Private		

Heating:	Baseboard	Water:	None
Floors:	Laminate	Sewer:	None
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	35-43-22-W4
Exterior:	Wood Frame	Zoning:	Lake Resort
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: outdoor kitchen, indoor stove, shed

Escape the hustle and bustle with this charming, custom-built lakeside cottage, nestled on two expansive titled lots. Just over an hour from Edmonton and Red Deer, and a quick 25-minute drive from Camrose, this property offers the perfect balance of peaceful seclusion and easy accessibility—ideal for a weekend getaway or year-round living. Step into a bright, modern cottage designed for comfort and convenience. Fully wired with ample 15-amp outlets, three 20-amp wired heaters, a 240-volt stove plug, and a 20-amp plug for an on-demand hot water system, this home is ready for your finishing touches. The partially plumbed washroom is primed for easy completion, and all electrical work is permitted and inspected for peace of mind. An exterior box wired for a high-level septic alarm adds practical functionality. Outside, the possibilities are endless. Savor quiet mornings on the spacious deck, perfect for sipping coffee or evening stargazing. Host memorable evenings around the covered firepit, and keep your tools and toys organized in the handy shed. The generous double lot offers ample space for gardening, recreation, or bringing your vision of lakeside living to life. Note that a well and septic tank are required, with the listing price reflecting this opportunity to personalize your dream retreat. Move-in-ready with endless potential, this cottage is a rare find for those seeking relaxation, privacy, and the chance to create lasting memories with family and friends.