



GRASSROOTS
REALTY GROUP

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251, 44101 Range Road 214
Rural Camrose County, Alberta

MLS # A2238701



\$449,900

Division:	Little Beaver Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	987 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.59 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Many Trees,		

Heating:	Forced Air	Water:	Well
Floors:	Cork, Hardwood, Marble	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	9-44-21-W4
Exterior:	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: shed, shed by dock, dock

Discover your own private oasis with this stunning lakefront property in Little Beaver Estates, offering privacy, peace, and breathtaking views of the lake. Situated on a half-acre lot, the charming walk-out bungalow has been thoughtfully renovated and relocated onto a modern 2007 concrete foundation with ICF insulation for efficiency and durability. Home was originally built in the 1960's. Inside, you'll find an inviting open-concept layout featuring original hardwood flooring and a cozy gas fireplace accented with ledge stone rock, perfect for relaxing evenings. The main level includes two bedrooms and a full bathroom, while the finished walkout lower level boasts in-floor heating, a spacious family or rec room, two additional bedrooms, and another full bathroom—ideal for family or guests. Step outside to your own private retreat, complete with a beautiful view of the lake and a private dock, offering endless opportunities for lakeside living and serenity.