



**GRASSROOTS**  
REALTY GROUP

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**168 Lakeshore Boulevard**  
**Rural Warner No. 5, County of, Alberta**

**MLS # A2247850**



**\$599,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, No Neighbours Bel		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-5-19-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	GCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, microwave, window coverings, pool table, hot tub, central air conditioner, extra fridge, stand up freezer, gemstone exterior lights, everything else negotiable

Welcome to 168 Lakeshore Blvd &ndash; a beautiful 2017 bungalow with a view you&rsquo;ll never get tired of! This 5-bedroom, 3-bathroom home sits on a 0.27-acre lot backing directly onto the Ridge Reservoir, giving you peaceful water views and the option for a boat slip right from your backyard. All of the lakefront lots here are now built on, which means opportunities to own right on the water are rare &ndash; and this one is a gem. The current owners have absolutely loved living here and it shows. Since moving in, they&rsquo;ve completely landscaped the property, added a huge paved driveway and sidewalks, fenced the yard, planted trees (including fruit trees!), built a big Fox shed, and even started a garden. The driveway offers more than enough space for your RV, boat, extra vehicles, or anything else you could ever want to park. They also added Gemstone exterior lighting so you can set the mood for every season or celebration. Inside, you&rsquo;ll immediately notice the abundance of large windows facing the lake on both the main and lower walk-out levels, flooding the home with natural light and capturing those stunning water views from almost every angle. Most of the home features stylish vinyl plank flooring, with cozy carpet in the bedrooms. The exterior is clad in durable Hardi-board siding, the summers are kept comfortable with central air conditioning, and winters feel extra warm thanks to a welcoming gas fireplace. The full finished walk-out basement adds even more living space &ndash; perfect for hosting family and friends &ndash; and as an added bonus, the hot tub and pool table are both included in the sale. With services like water, sewer, and garbage pick-up, plus a school bus route to Raymond, you get all the comforts of year-round living while still enjoying that &ldquo;vacation property&rdquo; feeling. The water system draws straight

from the lake, filters it, and gives you the choice to use it immediately or store it in the cistern — no water worries here! And because the roads are fully paved and well maintained all winter, you'll never have to worry about being snowed in. Only 35 minutes from Lethbridge, this home is part of a friendly, welcoming community with amazing neighbours. Whether you're after a recreational retreat or a permanent home, this property truly offers the best of both worlds — and it's one of the last chances to get your own place right on the water.