



GRASSROOTS
REALTY GROUP

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44101 #342 Range Road 214
Rural Camrose County, Alberta

MLS # A2248874



\$224,900

Division:	Little Beaver Lake Estates		
Type:	Residential/Cabin		
Style:	1 and Half Storey, Acreage with Residence		
Size:	420 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	-
Garage:	Off Street		
Lot Size:	2.02 Acres		
Lot Feat:	Brush, Cul-De-Sac, Garden, Greenbelt, Many Trees, Private, Secluded, Steep		

Heating: In Floor, Wood Stove

Floors: Vinyl Plank

Roof: Metal

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Tankless Hot Water

Water: Cistern

Sewer: Other

Condo Fee: -

LLD: 9-44-21-W4

Zoning: LR

Utilities: -

Inclusions: tbd

This recently completed, self-sufficient home is a true gem, combining exceptional privacy with modern amenities in a compact yet thoughtfully designed package. It can be the ideal getaway or primary residence, all while being completely off the grid (could easily be converted to on-grid) and not being bothered with any utility bills in your mail. The beautiful 2+ acre lot in a great neighborhood offers a second building side, backs up to open fields and has a gorgeous large fish pound roughed in. Equipped with in-floor heat, a versatile multi-fuel heating stove, gas stove, fridge/freezer, a tankless water heater, a 31"x30" shower, a washing machine, and a high-end indoor waterless toilet on hand (not yet installed), this home ensures comfort and convenience. Additional features include upper floor plumbing/sink, vaulted ceilings, a ceiling fan and the bright LED lighting throughout the interior and exterior enhances the ambiance. The loft offers a stunning view of the lake and can easily be transformed into two smaller bedrooms. Designed with solar power in mind from the very beginning, the solar panels produce ample energy even during the shorter winter days, with a solar controller that efficiently manages heavy-duty batteries and monitors solar performance. The interiors boast natural lacquered pine finishes, vinyl plank flooring, and ceramic tiles in the kitchen, bathroom and entrance. Energy-efficient windows flood the space with natural light, complete with privacy blinds on the main floor. The exterior features a striking "shou sugi ban" wood style, ensuring durability and longevity. A metal roof and matching soffit and fascia contribute to the home's luxurious look. A retractable 8'x11'awning extends over a charming porch, complete with a plumbed-in barbecue for outdoor entertaining. The home entrance is sheltered by a covered porch that not only provides protection

but also supports solar panels, featuring shelves and overhead hooks for organizing tools like solar panel snow rakes. There's also room to expand with additional and included solar panels in the future if desired. You'll find an insulated root cellar measuring 8'x12', perfect for a variety of uses. In addition, an outhouse equipped with a motion sensor light is conveniently located nearby. The 2.02-acre lot slopes to the east and is adorned with numerous native trees, a large garden plot, a roughed-in 40'x70' fishpond and vibrant wildlife. The owner has thoughtfully planted a variety of fruit bushes, trees, and evergreens. For extra storage, there is a 20' sea container with steel shelving. Included with the home are a range of tools, also spare solar panels and batteries, backup inverter generator, and an extensive collection of yard tools. Despite the low maintenance design, there is a set of technical drawings and manuals to assist future maintenance. This beautiful and truly unique lake property is located within easy commuting distance to Camrose, Wetaskiwin and Ponoka.