



GRASSROOTS
REALTY GROUP

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**33 Lakeshore Drive
Grandview, Alberta**

MLS # A2256082



\$839,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,553 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, See Remarks, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-46-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Piling(s), See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Hot Tub

This Beautiful Western Manufacturing Show Home right along Pigeon Lake was moved into place in 2023. Composite decks on both sides allow all day sun or shade with a hot tub just steps from the water. Head inside to the main floor that hosts the Primary bedroom, Modern Kitchen, Dining Room, Living Room, and 3 piece Bathroom. The upper level is beautifully finished with a wood cladded ceiling that holds Two more Bedrooms, a 4 piece Bathroom, and a Family Room with large windows that overlook the Lake. This property is turn key and comes completely furnished. Great for guests is the fully finished bunk house that has a Bedroom, 3 piece Bathroom, Laundry, Hot Water on Demand, and kept warm year round. Just minutes from the Village of Pigeon Lake that has all your amenities. Close to Schools and Enjoyable year round with lots of winter activities, and just minutes to many different Golf Courses. Being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!