



**126 Beaver Drive**  
**Rural Camrose County, Alberta**

**MLS # A2260673**



**\$574,900**

<b>Division:</b>	Little Beaver Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	2.21 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Lake, Lan		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-44-21-W4
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 20 foot Seacan

This beautifully maintained bungalow sits on 2.21 acres of lush, landscaped land, surrounded by mature trees and located just across the street from Little Beaver Lake. The partially fenced yard offers the perfect space for pets, gardening, or simply enjoying the peace and beauty of nature. Inside, the main floor features two spacious bedrooms and two bathrooms, including a primary suite complete with a walk-in closet, private ensuite, and direct access to the deck. The layout offers a warm and functional flow, with a large living room centered around a cozy wood-burning stove and a separate dining room ideal for hosting family and friends. The kitchen offers a welcoming, dedicated space complete with a charming eat-in nook and a convenient breakfast bar—ideal for casual meals or your morning coffee. The kitchen is also thoughtfully updated with new appliances (2024), including a premium Thermador dishwasher, a Fisher & Paykel refrigerator, and a sleek induction stove with convection and air fry capabilities—ideal for everyday living and entertaining alike. The fully finished basement offers excellent additional living space with in-floor heating, two more bedrooms, a full bathroom, and ample storage—perfect for guests, hobbies, or a home office. Major mechanical upgrades provide added comfort and efficiency, with a high-efficiency boiler, furnace, and hot water tank all newly installed in 2024, giving peace of mind for years to come. Step outside to enjoy the large deck and beautiful gazebo, surrounded by mature landscaping that creates a private and relaxing retreat. If you’re looking for a peaceful country property with modern upgrades and close proximity to the lake, this one is ready to welcome you home.