



**GRASSROOTS**  
REALTY GROUP

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**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 (24 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>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	20 foot Seacan		

This beautifully maintained bungalow sits on 2.21 acres of lush, landscaped land, surrounded by mature trees and just across the street from Little Beaver Lake. The partially fenced yard is perfect for pets, gardening, or simply enjoying nature. Inside, the main floor offers 2 spacious bedrooms and 2 bathrooms including a primary suite with a walk-in-closet and ensuite as well as access to the deck. The dining room and living space is bright and inviting. The kitchen is separate from the living area and dining room for added coziness, offering a cheery eat in dining space or breakfast nook- perfect for morning coffee. The fully finished basement boasts in floor heat, 2 additional bedrooms, a full bathroom, and plenty of storage, making it versatile for guests, hobbies, or a home office. Outside, you'll find a large deck with a beautiful gazebo, ideal for relaxing or entertaining, all surrounded by mature landscaping for a peaceful retreat. If you're looking for a private country retreat with modern comforts and close to the lake, this property is ready to welcome you home.