



GRASSROOTS
REALTY GROUP

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126 Beaver Drive
Rural Camrose County, Alberta

MLS # A2260673



\$574,900

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

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