



**117, 41251 210 Range**  
**Rural Camrose County, Alberta**

**MLS # A2288011**



**\$548,950**

<b>Division:</b>	Braseth Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Front Yard, Lake, Landscaped, Lawn, Level, Open Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	18-41-20-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s)

**Inclusions:** 2nd fridge in storage room, tv in front living room,

Set on a rare lakefront lot at Braseth Beach, this stunning 0.46-acre property offers front-row views of one of Alberta's most beautiful lakes. From sunrise reflections to breathtaking sunsets over Buffalo Lake, the outdoor setting here is nothing short of exceptional. Designed for both relaxation and gathering, the property features ample front parking for family and guests, while the expansive backyard opens toward the water—perfect for lawn games, summer entertaining, or quiet evenings by the lakeside fire pit. The south exposure ensures sunlight throughout the day and uninterrupted views across the lake. Keep enjoying the lake views from the covered deck that runs the length of the home. Step inside this 2,530 sq ft lake home and you're immediately welcomed by a bright, open layout designed to make the most of its spectacular setting. Large windows frame lake views throughout the main living spaces, flooding the home with natural light and creating a seamless connection between indoors and out. The living room and family room each feature their own gas fireplace, offering warm, inviting spaces for both everyday living and hosting family or guests. Whether you're gathering after a day on the water or settling in for a quiet evening, these spaces are designed for comfort year-round. At the heart of the home is a spacious kitchen complete with a central island, abundant cabinetry, a skylight, a built-in oven, a built-in range, and a pantry. The adjoining dining area is perfectly positioned to take in the lake views, making every meal feel like a special occasion. The primary bedroom is a true retreat, featuring a generous layout, three closets, and a 5-piece ensuite with double vanities offering space, privacy, and comfort at the end of the day. At the opposite end of the home are three additional bedrooms, offering flexibility for

family or guests, along with a 4-piece bathroom, a 2-piece bath, and a conveniently located laundry area. Completing the package is a double detached garage, providing plenty of room for vehicles, lake toys, and storage. Thoughtfully designed, spacious, and filled with light, this home offers the perfect balance of everyday livability and lake-inspired comfort—ideal for full-time living or a four-season getaway. Buffalo Lake is one of Alberta's largest and most versatile lakes, offering boating, fishing, swimming, paddle sports, and in winter, skating and ice activities—making this a true four-season retreat. Tucked within a secure, upscale gated community, residents enjoy access to great amenities including a private boat launch, guest RV parking, playground, and nearby golf and campground facilities. This hidden-gem beach community blends natural beauty with a welcoming, community-oriented atmosphere—an ideal place to unplug, entertain, and make lasting lake memories year-round. Just 15 minutes from Bashaw, 1.5 hours south of Edmonton, and 1 hour east of Red Deer.