



**165 Sunset Drive Braseth Beach  
Rural Camrose County, Alberta**

**MLS # A2123921**



**\$625,000**

<b>Division:</b>	Braseth Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Beach, Gentle Sloping, Irregular Lot, Reverse Pie Shaped Lot, Treed, Waterfr		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Holding Tank, Pump, Shared Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-41-4-W18
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Laminate Counters, Open Floorplan, Sauna, Vaulted Ceiling(s)		

**Inclusions:** DISHWASHER, WASHER/DRYER , GAS STOVE, MICROWAVE, HOOD FAN , WINDOW COVERINGS

Welcome to the gaited community of Braseth Beach, this stunning waterfront home with 23.5 X 29.7 Detached garage offers breathtaking sunsets and a wide array of year-round activities for you to enjoy. Situated on .49 of an acre, this home is impeccably maintained and in pristine condition. This 3 bedroom, 2 Bath home has a open concept plan boasting million dollar views. A wood burning fireplace will keep you cozy after skating on the lake. Or enjoy the outdoor pit on those mesmerizing summer nights. Furnishings, including a luxurious sauna for ultimate relaxation are negotiable. The ride-on lawn mower is also negotiable, making landscape maintenance a breeze. Don't miss out on this perfect waterfront oasis! This is a bare land condo with monthly fees of \$160, which is applied to the upkeep of the common area, the campground, and the septic system that is connected to a main storage system that gets pumped out when required,