



**322, 44101 Rnge Road 214 Beaver Road
Rural Camrose County, Alberta**

MLS # A2143173



\$539,900

Division:	Little Beaver Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,280 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.02 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	9-44-21-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: storage shed

Million Dollar View with this beautiful Walkout Bungalow overlooking Little Beaver Lake! What a great Central Location close to Camrose, Bashaw & Buffalo Lake. Built in 2008 this stunning home sits on 2.02 Acres nestled on top of a ridge. Features include a custom built showcase kitchen with large island and showcase lighting display on the top bank, 4pc bath up with jacuzzi tub and another 4pc down with a therapeutic tub. The wrap around deck has a quick connect for gas BBQ. Dishwasher, Fridge and Wall Oven are all new within the last few years. Central Air for hot summer days! 200 Amp service to the house makes it easy to setup any future hottub or larger demand appliances. The fully developed basement features a gas wood stove and a fully movable wall partition to create a larger games /family room or as is bedroom. Private water well and septic system. Large cistern ensures ample water at all times. very clean mechanical / laundry room with Reverse osmosis water system. Massive 28 x 36 Shop with radiant heat and lots of workbench space , 220 AMP electrical and welding bench. Surrounded by nature, trees, a picturesque lake, beautiful landscaping and even a cascading waterfall feature. There is a prefect spot already cleared for a firepit area out in the trees behind the shop. Little Beaver Lake is a quiet, scenic lake 35 km south of Camrose and 40 mins to the Edmonton Airport. The lake is approximately 3.5 km long and 500 m wide, and is surrounded by forested rolling hills and agricultural development.