



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

250042 Township Road 693
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2202231



\$1,595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,592 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Detached, Driveway, Electric Gate, Off Street, RV Access		
Lot Size:	37.07 Acres		
Lot Feat:	Gentle Sloping, Lake, No Neighbours Behind, Private, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Open Discharge, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	24-69-25-W4
Exterior:	Other	Zoning:	FD
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island		

Inclusions: Second fridge, antique stove, 2 laundry pedestals, cold room wine racks, hot tub, pool table, Bose sound system, 2 electric fireplaces, 2 televisions, kids outdoor play center, pool, pool heater, raised garden beds, kennel fencing, bathtub, fridge, washer, dryer, tack set up in smaller shop.

This truly breathtaking one-of-a-kind property is located on the shores of Lawrence Lake, Alberta, under 2 hours from Edmonton and 30 minutes to Athabasca. This property is a haven for those seeking both an active and peaceful lifestyle with endless outdoors recreation opportunities. With unobstructed lake views of this stunning secluded lake that is surrounded by endless untouched wilderness for true privacy and tranquility. As you drive through the powered security gates, you set your eyes on the magnificent view of the lake, the immaculate home and property. Situated on 38 beautiful acres of cleared and treed land with over 820 ft of shoreline with full lake access, there are also private trails throughout. An asphalt driveway leads to the grand custom-built stone and wood beam entrance. This stunning custom-built home features over 5600 sq ft of high-end living space including 5 bedrooms, 3 bathrooms, office and more. The large entrance way leads into the gorgeous open concept kitchen, dining room and living room with oak vaulted ceilings, hardwood flooring, floor to ceiling fireplace and panoramic lake views. The kitchen is a chef's dream with custom oak cabinetry, huge island, granite countertops, high end appliances and a stunning Elmira wood burning stove. There is a 4-season sunroom, huge main bathroom with granite countertops, jacuzzi tub, office and 2 bedrooms with lake views. The master suite feels like you have walked into a magnificent retreat with custom high-end finishes, rock feature walls, built in TV, fireplace and floor to ceiling windows and patio doors. The spa like ensuite has ceramic heated floors, double vanities, copper sinks and granite countertops, a marble top soaker tub, stunning walk-in shower. The heated ceramic floors continue into the huge custom-built walk in closet with solid wood shelving, dressers with

granite tops and revolving shoe rack. The lower level is a beautiful walk out facing the lake that is an entertainer's dream. Whether it is a movie night in the massive family room enjoying the rock feature wall with amazing 10 ft live edge mantel, built in TV, fireplace and Bose surround sound, or in the large games area including a pool table and hot tub, 2 bedrooms, bathroom, laundry room, storage and more. This home is equipped with 2 furnaces, central air condition, water system, triple pane windows. Enjoy the unparalleled views with the massive wrap around deck. This property boasts a kids play area, heated above ground pool, large firepit area, stunning landscaping, RV parking, 3 wells, 2 septic systems. A double garage with a backup generator, two large heated shops, includes 6 indoor/outdoor dog runs with grooming room, exercise pens and large gym. A cold storage building, horse barn, hay shed and outdoor riding arena and more. This property is surrounded by crown land, public trails and public boat launch. This is an outdoor lover's dream and a must see to truly experience what it has to offer.