



**GRASSROOTS**  
REALTY GROUP

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47, 20419 TWP 412  
Rural Camrose County, Alberta

MLS # A2203002



**\$784,900**

Division:	Pelican View Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,532 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Corner Lot, Lake, Landscaped, Low Maintenance Landscape, No		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Laminate, Vinyl

**Sewer:** Public Sewer

**Roof:** Cedar Shake

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 8-41-20-W4

**Exterior:** Composite Siding

**Zoning:** LR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** WasherX2, DryerX2, Gun Safe

Welcome to Pelican View Estates where luxury meets comfort in a lakeside setting. This exquisite home just steps from the lake is one you won't wanna miss. The modern exterior with Hardy Board Siding, beautiful low maintenance landscaping, and RV parking is just the start. Inside this air-conditioned home you'll find a spacious kitchen with top of the line appliances, apron sink, and HUGE walk-in Pantry. The star of the show of this open concept space is the Douglas Fir beams that run throughout the main living areas and a beautiful wood burning fireplace for all those chilly nights. Also on this level you will find a 2 piece bathroom and a large primary bedroom offering a spacious walk in closet and an ensuite of your dreams. Double Vanity, tiled shower and separate make up table. The lower level with in floor heating has 3 bedrooms, large recreation area, and a 4 piece bathroom. This home also offers laundry not only on the main level but also on the lower for everyone's convenience. Step outside onto your covered TREX deck with pot lighting- perfect for hosting gatherings with friends and family. The yard is fully fenced, extra shed storage, designated fire pit area, and recently added stamped concrete edging. The Cedar Shakes and exterior features compliment the natural beauty of its surroundings. Finally this home has a 3 car heated garage to provide space for cars, boats, and all the fun things lake life can provide. Embrace Lake living at its finest- a home that perfectly balances style, comfort, and function.