



GRASSROOTS
REALTY GROUP

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237, 41251 Range Road 210
Rural Camrose County, Alberta

MLS # A2209623



\$920,000

Division:	Braseth Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,949 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.54 Acre		
Lot Feat:	Beach, Front Yard, Lake, Landscaped, Lawn		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub

Water: Well

Sewer: Other, Septic Tank

Condo Fee: \$ 160

LLD: -

Zoning: LR

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings, AC, Generac Generator

Welcome to your dream escape at Braseth Beach - an exclusive gated lakefront community on the north shore of Buffalo Lake. Tucked into a beautifully landscaped lot with flat walkout access right to the shoreline, this one-and-a-half-storey luxury home is built for year-round comfort, connection, and relaxation. Inside, you'll find a warm and inviting open-concept main floor with a stunning wall of south-facing windows that frame panoramic lake views. The classic brick-faced fireplace adds charm and coziness, while the eat-in kitchen with center island and corner pantry makes entertaining effortless. The spacious primary suite is a lakeside sanctuary - complete with high ceilings, walk-in closet, updated ensuite with jetted soaker tub, and garden doors opening to your private deck. Imagine waking up to tranquil water views every day. A second tucked-away bedroom with a nearby full bath offers great privacy for guests or family. Upstairs, the open loft adds even more flexibility - a perfect spot for a quiet reading corner, home office, or bonus space for visitors. The fully finished walkout basement includes two additional bedrooms, a theatre room, large living space, tons of storage, and a cold room - plenty of room for family, hobbies, or hosting. The lower bathroom features a custom shower with a beautiful tile surround and bench-type seating, adding both style and convenience. Step outside and walk straight onto your own beachfront paradise. Enjoy the spacious upper deck, perfect for taking in the breathtaking lake views, while the covered patio below offers a shaded retreat. An enclosed seasonal room provides an ideal escape from the elements when needed. This property also includes a heated, oversized detached garage with room for two vehicles, a shop area, and custom workbench - perfect for your tools and toys. Braseth Beach is a true hidden gem, offering a secure,

community-oriented feel with amenities like a guest RV park, playground, and boat launch. Just 15 minutes to Bashaw for all your essentials. Buffalo Lake offers four seasons of fun - boating, swimming, fishing, skating, snowshoeing, and so much more - making it the perfect place to enjoy every month of the year. Meticulously maintained and truly loved, this home shows undeniable pride of ownership - ready to be passed on to someone who will cherish it just as much. Lakefront homes here are rarely available, because once you're here, you won't want to leave.