



GRASSROOTS
REALTY GROUP

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

#127 & #129, 44101 Range Road 214
Rural Camrose County, Alberta

MLS # A2211887



\$575,000

Division:	Little Beaver Lake Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,405 sq.ft.	Age:	1928 (97 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	1.28 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Many Trees, No Neighb		

Heating: Boiler

Water: Well

Floors: Carpet, Hardwood

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Walk-Out To Grade

LLD: 4-44-21-W4

Exterior: Wood Frame

Zoning: LR

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Kitchen Island, Sauna, See Remarks, Separate Entrance

Inclusions: see remarks

Little Beaver Lake Lodge – Turn-Key Lakeside Retreat & Income Property. Nestled on the tranquil shores of Little Beaver Lake in Camrose County and set on TWO LOTS for a combined total of 1.28 acres of land, this one-of-a-kind 4-bedroom, 3-bathroom lodge presents a rare opportunity to own a private, year-round lakeside sanctuary and/or a fully operational vacation rental business. Spaciously designed to sleep up to 17 guests, the lodge has been a consistent top-performer on VRBO and Airbnb with over 60 glowing 5-star reviews and an impressive 9.8/10 guest rating. Inside, guests enjoy a warm and welcoming space complete with a cozy fireplace, fully equipped kitchen, infrared sauna, high-speed internet, and washer/dryer. The home was thoughtfully constructed to remain cool in the summer and warm during Alberta's coldest winters, ensuring year-round comfort. Little Beaver Lake Lodge stands out as a proven income-generating investment, with an established online presence, outstanding guest satisfaction, and a stellar reputation for cleanliness, comfort, and charm. Its peaceful lakeside setting and abundance of amenities have made it a sought-after destination for families, large groups, and nature lovers alike—providing both repeat guests and steady bookings across all seasons. Outside, a private dock leads to the lake, where kayaks and canoes await. Guests can unwind in hammocks, gather around the firepit, or explore the spacious yard surrounded by trees. Ideal for larger groups, it also accommodates intimate weddings, family gatherings, and events for up to 30 attendees. Located approximately 40 minutes from Camrose and under two hours from Edmonton, Little Beaver Lake Lodge offers both seclusion and accessibility. The surrounding area is perfect for birdwatching, snowmobiling, hunting, hiking, and more, while the

property itself features excellent well water, room for gardening, and opportunities for firewood harvesting and a sustainable lifestyle. The sellers are open to negotiating the inclusion of furnishings and/or the established short-term rental business, offering flexibility for buyers looking to continue operating it as a thriving turn-key rental or transform it into a personal retreat. Whether you're looking for a lucrative short-term rental or your own peaceful retreat, this property is ready for its next chapter.