

\$489,900 - 301, 41251 Range Road 210, Rural Camrose County

MLS® #A1108762

\$489,900

4 Bedroom, 2.00 Bathroom, 2,082 sqft
Residential on 1 Acres

Braseth Beach, Rural Camrose County, Alberta

If you are looking for the peace and tranquility of living by the lake, this hidden gem could be your dream home nestled on beautiful Buffalo Lake! The 2082 SQFT dwelling is suitable for year round use as a vacation home or a permanent residence with quick access to Bashaw, Donelda, Alix, Stettler, Camrose and other surrounding cities and towns including access to Red Deer and Edmonton in one hour and close to community schools/ services. Situated in a private, gated community on Braseth Beach, you will be amazed at everything it has to offer. Private campground for your guests to bring their RVs, dock and beach access, playground, nearby Golf course and Clubhouse, well kept grounds you can bring all your toys to snowmobile in the winter, boat in the summer, or access the local nature areas with your quads etc. The heated garage has ample room for storage! The home is fully renovated with additional living quarters above the attached garage with a handy Murphy bed for family or guests. There are so many places to enjoy the views from the 3 decks or balcony. The chefs kitchen is a pleasure to cook in with high end, stainless steel appliances including a gas stove, double wall oven, and wine cooler. For those looking for main floor living this home meets your needs with main floor laundry, master bedroom and en-suite, a second bedroom on the main level as well as 2 bedrooms upstairs and a convenient 3pc bathroom. Easy access to the 3 car overhead



heated garage. Mature trees provide privacy from the neighbouring lots, and with 0.72 of an acre there is plenty of room for RV storage, beautiful flowers beds and shed storage. The layout of the extra bedrooms provides a feeling of separate living suites for family or overnight guests. A beautiful open concept home with the kitchen, dining area and living room all flowing nicely together. Escape the stresses of every day life and live your dream at the lake.

Built in 2000

Essential Information

| | |
|----------------|---|
| MLS® # | A1108762 |
| Price | \$489,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,082 |
| Acres | 1.00 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 301, 41251 Range Road 210 |
| Subdivision | Braseth Beach |
| City | Rural Camrose County |
| County | Camrose County |
| Province | Alberta |
| Postal Code | T0B 0H0 |

Amenities

| | |
|-----------|---|
| Amenities | Other, Boating, Clubhouse |
| Utilities | Cable Available, Electricity Available, Natural Gas Available, Satellite Internet Available, Sewer Available, Water Available |

| | |
|----------------|---------------------------------------|
| Parking Spaces | 3 |
| Parking | Drive Through, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Refrigerator, Stove(s), Washer/Dryer, Convection Oven, Double Oven, Other, Wine Refrigerator |
| Heating | Forced Air, Natural Gas, Fireplace(s), Other |
| Cooling | Wall Unit(s) |
| Basement | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Bedroom |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Landscaped, Level, See Remarks, Corner Lot, Close to Clubhouse, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Irregular Lot, Wooded |
| Roof | Asphalt |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Piling(s) |

Additional Information

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| Date Listed | May 19th, 2021 |
| Days on Market | 66 |
| Zoning | LK |
| Condo Fee | \$160 |

Listing Details

| | |
|----------------|---|
| Listing Office | Courtesy Of Blaine Dushanek Of Maxwell Real Estate Solutions Ltd. |
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