

127, 44101 Range Road 214  
Rural Camrose County, Alberta

MLS # A2158874



**\$629,900**

<b>Division:</b>	Little Beaver Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,259 sq.ft.	<b>Age:</b>	1928 (96 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.28 Acres		
<b>Lot Feat:</b>	Back Yard, Beach, Fruit Trees/Shrub(s), Lake, Front Yard, No Neighbours Be		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna		

**Inclusions:** N/A

Welcome to your dream lake house, where charm and character meet contemporary comfort. This spacious 3-bedroom, 3-bathroom home is perfect for both families and guests, offering plenty of space for relaxation and entertainment. The home features a large kitchen, with island seating, and a separate coffee nook. The formal dining blends into the living area, creating the perfect environment for hosting gatherings. A cozy wood fireplace adds warmth and ambiance to the living space, making it an ideal spot for relaxing on cooler evenings. With large windows, natural light pours in, offering stunning views of the lake throughout. Enjoy the unmatched beauty of the lake from the second level, or step outside onto the expansive wrap-around deck to take in the serene surroundings. The walkout basement provides additional living space and direct access to the outdoors, perfect for those who want to enjoy the lakefront lifestyle to the fullest. The property spans two well-treed and private lots, providing ample space and seclusion. The private dock offers direct access to the water, making every day feel like a vacation. The spacious yard is ideal for outdoor activities and entertaining around the fire pit. For additional fun, the double garage has been converted into a game room, providing a versatile space for entertainment and relaxation. After a day on the lake, unwind in the private sauna, a perfect end to a day of adventure. Currently operating as a successful VRBO rental, this lake house has a 9.8 rating with over 50 positive reviews, making it an excellent investment opportunity. Whether you're looking for a personal retreat or a lucrative rental property, this lake house offers the best of both worlds. Experience the best of lakefront living in this charming home, where every detail is designed for comfort and enjoyment. Don't miss your chance to own this stunning property!