



**35 Lakeshore Drive  
Grandview, Alberta**

**MLS # A2256105**



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	22-46-1-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Piling(s), Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This LAKEFRONT PROPERTY is set up to be enjoyed year round. Inside the 1317.5sq/ft bungalow you'll be greeted by the open style kitchen, Dining room, and Living room. With tall ceilings and lots of windows providing beautiful views of the lake and allowing in natural sunlight. The fireplace and wet bar are located centrally making it a great place to unwind. Three bedrooms, a 4 piece bathroom, and laundry/utility room conclude the interior floorplan. Outside the composite deck wraps around 3 sides of the home with a hot tub that overlooks the Lake. The backyard has 2 storage sheds, a wood shed, and a private fire pit. Completely furnished and Turn Key with New Shingles! This Property is just minutes from the Village of Pigeon Lake that has all your amenities. Close to Schools and Enjoyable year round with lots of winter activities, and just minutes to many different Golf Courses. Currently being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!