



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

141 Lakeshore Drive
Rural Camrose County, Alberta

MLS # A2297339



\$1,299,900

Division:	Pelican View Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,552 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Lake, Landscaped, Views		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer, Pump
Roof:	Asphalt Shingle	Condo Fee:	\$ 105
Basement:	Full	LLD:	8-41-20-W4
Exterior:	Composite Siding, Stone	Zoning:	LR
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Side by side fridge, range, B/I dishwasher, B/I microwave, kegerator, beverage fridge, laundry washer & dryer, all window coverings & blinds, garage door opener x 2, garage door controller, theatre projector & screen.

Be prepared to be impressed by this luxury lakefront home in Pelican View Estates offering nearly 3,400 sq ft of finished living space! From the moment you arrive, the curb appeal stands out with composite siding, stone accents, and an oversized stamped concrete driveway, along with additional paved parking beside the garage ideal for an RV or guests. Inside, the main living area features 10' ceilings, luxury vinyl plank flooring, upgraded thick hickory trim, and expansive lake views through the large triple-pane windows. The kitchen is a true showpiece with white cabinetry, expansive quartz countertops, and an upgraded stainless steel appliance package including a 36" induction cooktop, side-by-side fridge/freezer, beverage fridge, and a kegerator that can also be used for carbonated drinks, while the oversized island adds even more space with a huge quartz counter and stylish hickory cabinetry. The dining area is surrounded by windows with lake views, and the living room showcases a striking 12' ceiling with fir finished beams. Just off the entrance is a mudroom with hickory lockers and garage access. The primary bedroom offers lake views through the sliding doors to the deck, and a feature shiplap wall with an electric fireplace, along with an ensuite featuring dual sinks, a custom tiled steam shower, and access to a spacious walk-in closet. A 2-piece bathroom completes the main level. The walkout basement opens to a large family and games area with a wood stove and access to the outside stamped concrete patio. There is also two bedrooms, an office with included Murphy bed (or can be a third bedroom if desired), a 4-piece bathroom, laundry room, a cold storage room, and a dedicated home theatre with an included projector and screen. The theatre room also features a vault-style metal door, allowing the area to double

as secure storage or a safe room, plus an additional 4-piece bathroom and storage room. The attached garage is heated, finished with Trusscore panels which are waterproof, includes hot and cold water taps, overhead doors, and measures over 36' wide by 28' deep. The outdoor living is exceptional with a full-width deck accessible from the dining area and primary bedroom, finished with Duradek, frameless glass railing, a covered section with a built-in heater and a powered screen to enclose it, while below the deck is a stamped concrete walkout patio extending to a fire pit area and a low-maintenance artificial turf yard. Both the upper covered deck and lower patio feature tongue-and-groove pine ceilings. The home also includes permanent perimeter lighting. Another standout feature is the \$80,000 Control4 system offering remote control of lighting, blinds, security cameras, HVAC and more. Pelican View Estates provides community trails, a shared dock with the option to own a boat slip (negotiable on this sale, with slips valued around \$7,500), and raking of the beach making it one of the nicest beaches in central Alberta just steps from your back door!