



**GRASSROOTS**

REALTY GROUP

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**409, 41251 Range Road 210  
Rural Camrose County, Alberta**

**MLS # A2311770**

**\$549,900**



<b>Division:</b>	Braseth Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Many Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	18-41-20-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Stove, Fridge, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Greenhouse, Garden Beds, Garage Door Opener

Welcome to your perfect year-round getaway or full-time residence in the gated community of Braseth Beach on beautiful Buffalo Lake. This move-in ready home is tastefully decorated and offers the ideal combination of comfort, privacy, and recreational living. With 3 bedrooms plus a den, there is plenty of space for hosting family and friends or simply enjoying peaceful lake living year-round. The upper level features all three bedrooms along with a spacious 4-piece bathroom, creating a functional layout for families and guests alike. The bright and spacious main floor offers an inviting open-concept design with an abundance of windows that fill the home with natural light while showcasing beautiful views of the private treed lot. The well-appointed kitchen flows seamlessly into the large living room and dining area, making it perfect for entertaining or relaxing after a day at the lake. The main level is also complete with a versatile den, a 3-piece bathroom, and a convenient laundry/mud room. Outside, the wrap-around deck and screened-in porch provide exceptional additional living space where you can enjoy the peaceful surroundings in comfort throughout the seasons. The detached garage offers plenty of room for vehicles and toys while also featuring a separate storage/workshop area for added functionality. Situated on a beautifully treed and private .52 acre lot, this property provides the perfect balance of space, nature, and recreation, all just a short walk from the lake. Whether you are searching for a weekend retreat, summer escape, or a place to call home year-round, this exceptional property delivers the lake lifestyle you've been dreaming of.