



GRASSROOTS
REALTY GROUP

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141 Lakeshore Drive
Rural Camrose County, Alberta

MLS # A2323680



\$995,000

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:	-
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.

Luxury lakefront home in Pelican View Estates with nearly 3,400 sq ft of finished living space! This property is priced well below replacement cost. With today's construction costs and lot values, recreating a comparable property would likely require an investment of \$1.5 million or more. From the moment you arrive, the curb appeal stands out with composite siding, stone accents, an oversized stamped concrete driveway, plus additional paved RV/guest parking beside the garage. Inside, the main living area features 10' ceilings, luxury vinyl plank flooring, upgraded thick hickory trim, and lake views through large triple-pane windows. The kitchen features white cabinetry, quartz countertops, and upgraded stainless steel appliances including a "induction cooktop, side-by-side fridge/freezer, beverage fridge, and a kegerator for beer or carbonated drinks, plus an oversized island with hickory cabinetry. The dining area is surrounded by windows with lake views, and the living room showcases a 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, deck access, a shiplap feature wall with an electric fireplace, and an ensuite with dual sinks, a tiled steam shower, and a walk-in closet. A 2-piece bathroom completes the main level. The walkout basement features a spacious family/games area with a wood stove and access to the patio. There are also two bedrooms, an office with Murphy bed (or third bedroom), a 4-piece bathroom, laundry, cold storage, and a home theatre with projector and screen. The theatre also features a vault-style metal door, allowing it to double as a safe room or secure storage, plus another 4-piece bathroom and storage room. The heated attached garage is finished with waterproof Trusscore panels, hot and cold

water, 8’ overhead doors, and measures over 36’ x 28’. Outdoor living features a full-width deck accessible from the dining area and primary bedroom, finished with Duradek, frameless glass railing, plus a heated covered section with a powered screen, while below is a walkout patio extending to a fire pit area and a low-maintenance artificial turf yard. Both outdoor living spaces feature tongue-and-groove pine ceilings. Permanent perimeter lighting adds to the appeal. The \$80,000 Control4 system controls lighting, blinds, security, HVAC and more. Pelican View Estates offers community trails, beach raking, a shared dock, and optional boat slips, creating one of Central Alberta's premier beach communities just steps from your back door. While Central Alberta's recent dry cycle has temporarily impacted lake levels, the province has officially filed its application to lift the pumping suspension for the Parlyby Creek–Buffalo Lake Water Management Project. Buy the dip on the real estate now before the lake stabilization project moves into its next operational phase.