



GRASSROOTS
REALTY GROUP

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41243 Range Road 205
Rural Camrose County, Alberta

MLS # A2338511



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,370 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Parking Pad, Quad or More Detached, Triple Garage Attached		
Lot Size:	52.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, M		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle, Metal

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Well

Sewer: Open Discharge, Septic Tank

Condo Fee: -

LLD: 17-41-20-W4

Zoning: A

Utilities: Electricity Connected, Natural Gas Connected

Inclusions: Jungle Gym

WELCOME TO BUFFALO LAKE! Quarter section at the lake! 52 titled acres (The remainder not titled because they are wetlands) offering an unmatched blend of activities that come with lake life, but the freedom and privacy that come with country living. The Kitchen has gorgeous cabinetry and thick stone counter tops, matching sharp black appliances, with the classic double farm sink everyone loves to see. This living room is large enough for that big sectional to enjoy a cozy wood fireplace. Pair all of this with that massive picture window, and it doesn't get any better. This home truly has it all with 5 bedrooms, walk in closets, ensuites, entertaining spaces, AND a massive attached 24x36 garage. If that isn't enough, head out back to entertain on a gorgeous built-to-last concrete patio. What gets better? A backyard that can host pool and patio days. Too hot? Come in to CENTRAL AIR CONDITIONING! Head back out in the evening to hot tub nights! Time to go to work? Let's set up your tools and projects in the 30x40 heated shop with room for toy storage. Awesome concrete floors, totally finished interior, and heated for all seasons! Off to the north of the shop is a cold storage shed, helping to leave the shop free for projects. Surface lease pays \$3000/year and there are three good horse paddocks and an auto waterer fed by it's own separate well. Last but not least, an immaculate track for motocross, cross country, or to exercise the horses. Pelican point has a big, sandy beach just three minutes away from your doorstep. The lake itself is the largest one south of Edmonton in Alberta and offers kickass boating and powersports, great jack fishing and beauty around every corner. Buffalo Lake is where good times roam! This is Alberta, Amen!

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