

121, 41251 Range Road 210  
Rural Camrose County, Alberta

MLS # A2254847

**\$699,000**

<b>Division:</b>	Braseth Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Few Trees, Front Yard, Lake, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Negotiable

**NEW PRICE! Sunset Heaven!** This lake front property in the Gated Community of Braseth Beach, on the North shore of Buffalo Lake, sits on a large .46 acre Lot. Front of the House sits facing SW, Optimal Direction when you want to enjoy the lake and the Sun! With over 1750 sq ft of living space, this place would be a GREAT RETREAT Home or your DREAM Home. Kitchen features an island and granite countertops. Living Room is massive and features a Fireplace and HAS AN ABUNDANCE OF WINDOWS that overlook the Lake. Upstairs you have a Loft which could be used as another bedroom, a den, workout room, games area, office, or retreat area. Off one end of the house you have Your SPACIOUS MASTER bedroom with its own CORNER GAS FIREPLACE, 4 pce Ensuite, and walk in closet. On the other end of the house you have 2 extra Bedrooms, another 4 pce bathroom, and laundry room. Attached to the house is your 2 car Garage. PERFECT! Outside is your playground, with a large wrap around deck with a portion covered and screened in, a firepit area, and your own private SAND VOLLEYBALL COURT. Just what you would expect at a Lake Property, this place has it. If you are looking for a lake property, this is it. Lake front, private, secure, and lots of room. You have your own drilled water well here, and there is an abundance of it. Buffalo Lake is within 1.5 hours South of Edmonton, and 1 hour East of Red Deer.