

# \$839,900 - 33 Lakeshore Drive, Grandview

MLS® #A2190452

**\$839,900**

2 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.18 Acres

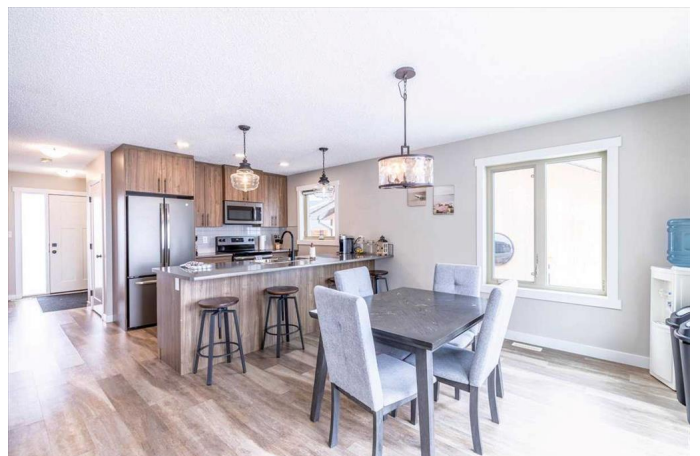
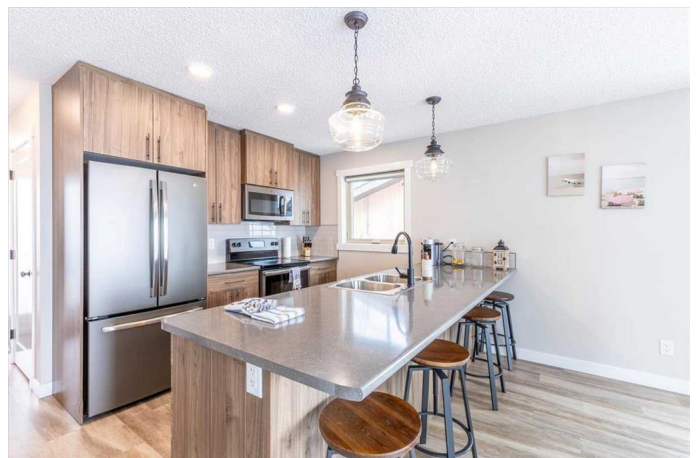
NONE, Grandview, Alberta

This Beautiful Western Manufacturing Show Home right along Pigeon Lake was moved into place in 2023. Composite decks on both sides allow all day sun or shade with a hot tub just steps from the water. Head inside to the main floor that hosts the Primary bedroom, Modern Kitchen, Dining Room, Living Room, and 3 piece Bathroom. The upper level is beautifully finished with a wood cladded ceiling that holds Two more Bedrooms, a 4 piece Bathroom, and a Family Room with large windows that overlook the Lake. This property is turn key and comes completely furnished. Great for guests is the fully finished bunk house that has a Bedroom, 3 piece Bathroom, Laundry, Hot Water on Demand, and kept warm year round. Just minutes from the Village of Pigeon Lake that has all your amenities. Close to Schools and Enjoyable year round with lots of winter activities, and just minutes to many different Golf Courses. Being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2190452  |
| Price      | \$839,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |   |
|----------------|---|
| Square Footage | 1,553                                     |
| Acres          | 0.18                                      |
| Year Built     | 2019                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 33 Lakeshore Drive           |
| Subdivision | NONE                         |
| City        | Grandview                    |
| County      | Wetaskiwin No. 10, County of |
| Province    | Alberta                      |
| Postal Code | T0C 2V0                      |

### **Amenities**

|               |             |
|---------------|-------------|
| Parking       | Parking Pad |
| Is Waterfront | Yes         |
| Waterfront    | Waterfront  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), See Remarks |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplaces        | None   |
| Basement          | None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | Landscaped, See Remarks, Views, Waterfront |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Piling(s), See Remarks                     |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 27th, 2025 |
|-------------|--------------------|

|                |                     |
|----------------|---------------------|
| Days on Market | 92                  |
| Zoning         | Country Residential |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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