

\$284,000 - 204 Red Wing Crescent, Tillicum Beach

MLS® #A2210433

\$284,000

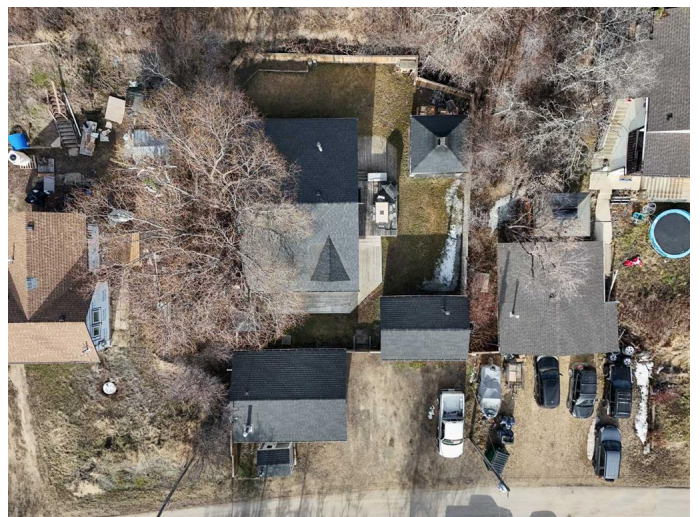
2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.13 Acres

Tillicum Beach, Tillicum Beach, Alberta

Nestled in a peaceful, private lakeside setting, this beautifully renovated 2-bedroom, 1-bathroom cottage is the perfect blend of cozy charm and modern comfort. Whether you're looking for a weekend retreat or a year-round residence, this picture-perfect property offers everything you need to relax, unwind, and enjoy the beauty of lake life. Step inside to find a warm and inviting interior, thoughtfully updated with stylish finishes while preserving the classic cottage feel. The open-concept living area features new flooring, paint, LED lighting, abundant natural light, and stunning views. A bright, updated kitchen with new cabinets and modern appliances makes entertaining easy and enjoyable. The property has seen upgraded electrical, newer shingles and windows, and has been fully fenced.

Both bedrooms offer comfort and tranquility, ideal for restful nights after a day on the lake. There is main floor laundry, a high efficiency furnace, and updated bathroom. Outside, enjoy your morning coffee or evening wine on the spacious wrap around deck or under the pergola with a marshmallow roasting fire pit tucked into your private yard. The property also includes an oversized detached heated garage (built 2016) with plenty of shop space, 220 wiring, built in benches and cabinets (20'x26'). The other outbuilding is perfect for storing water toys, tools, or another workshop space. It has large doors, power and a wood heater (14'x20').



The property has a well 110' deep, septic holding tank, gas line to the BBQ, garden beds and more. Surrounded by nature, yet close to amenities, this adorable lake cottage is truly a rare find. Your chance to own a little piece of paradise!

Built in 1973

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2210433 |
| Price | \$284,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 912 |
| Acres | 0.13 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 204 Red Wing Crescent |
| Subdivision | Tillicum Beach |
| City | Tillicum Beach |
| County | Camrose County |
| Province | Alberta |
| Postal Code | T4V 2M9 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 4 |
| Parking | Driveway, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |

| | |
|--------------|-------------------|
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard, Gazebo, Lake, No Neighbours Behind, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete, Slab, Perimeter Wall |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 11 |
| Zoning | Lake Resort |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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