

# \$575,000 - 301, 41251 Rr 210, Rural Camrose County

MLS® #A2204428

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,067 sqft

Residential on 0.60 Acres

Braseth Beach, Rural Camrose County, Alberta

Welcome to Alberta! On the mighty Buffalo Lake, in the gated community of Braseth's Beach we find a stately home on a giant lot with everything needed to enjoy one of Alberta's great lakes. The Kitchen, newly renovated, shows off its beautiful stone countertops, premium stainless appliances & gas cooktop. All new custom cabinetry, which carries into the living room from the bar all the way over to the gas fireplace, offers a regal flair. The kitchen, dining room and living room flow into one another beautifully and from there you can access the main floor bathroom and spare bedroom/office at the front of the home, or the master bedroom (4pce ensuite w/ jetted tub & walk-in closet) and massive deck + hot tub at the back! Upstairs is a beautiful 3 piece bathroom that features an ultra sleek walk-in shower. One door over is the third bedroom of the home and enjoys its own balcony with full daylight door so you can enjoy the sun on that water from your room! Across the hall to the theatre/rec/family /jam room and you've got everything you need to take in some cinema with the blacked out ceiling, wall sconces and heavy shades. Offering enough room for the whole band to set up and rock out and still have room for fans. You wouldn't know by looking at it because it's well concealed but there's a Murphy bed that folds down for guests and they can start a fire in the stove to keep the space cozy. Downstairs, the



piece-de-resistance, an oversized three car garage with ten foot ceilings, radiant heater and built in cabinets and workbench for the wrench pullers in your life. What a space!! Throughout the yard you can enjoy a some mature maple trees, three different kinds of fruit tree, fabulous landscaping and pristine grass. The garden shed is included and there's even a pull through driveway and a parking pad for the fifth wheel out back. Braseth's has multiple beaches and a well maintained grass terrace conjoining them all. Buffalo Lake is the largest Alberta lake south of Edmonton and is fantastic for power sports, swimming & fishing. Pull up a chair on the front deck, right off the kitchen, grab a refreshing beverage and take in the beauty of Braseth's Beach as the sun goes down over the water!

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204428    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,067       |
| Acres          | 0.60        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 301, 41251 Rr 210    |
| Subdivision | Braseth Beach        |
| City        | Rural Camrose County |
| County      | Camrose County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0B 0H0 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Beach Access, Park, Picnic Area, Playground, Visitor Parking, Boating |
| Parking Spaces | 10                                                                    |
| Parking        | Parking Pad, Triple Garage Attached                                   |
| # of Garages   | 3                                                                     |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer                                                                                               |
| Heating           | Forced Air, Natural Gas, Radiant                                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                |
| Fireplaces        | Family Room, Gas Log, Living Room, Wood Burning Stove                                                                                                            |
| Basement          | None                                                                                                                                                             |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Awning(s)                                               |
| Lot Description   | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lake, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Mixed, Wood Frame                                                |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 45               |
| Zoning         | Lake Resort      |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.