

# \$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	32
Zoning	Lake Resort

### Listing Details

Listing Office	Alberta Realty Inc.
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