

# \$312,500 - 309 Minnewaukan Drive, Tillicum Beach

MLS® #A2211362

**\$312,500**

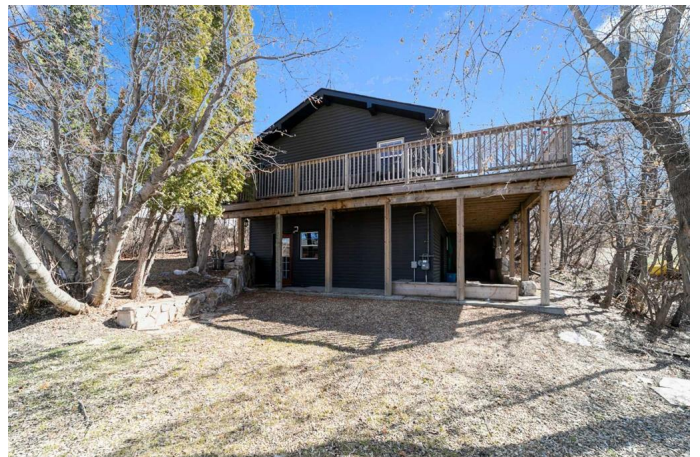
3 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.12 Acres

Tillicum Beach, Tillicum Beach, Alberta

Welcome to your dream home just 20 minutes from the vibrant town of Camrose, nestled at beautiful Tillicum Beach. This immaculate property is perfect for those seeking a serene getaway. This home features over 1700 square feet of living space that includes the bright, finished walk-out basement! The heart of this home is undoubtedly the beautifully renovated kitchen with fresh commercial-grade paint and updated tile featuring a sleek modern gray finish. Step inside to find a beautifully updated 3-piece bathroom and modern stackable washer and dryer on the main floor for your convenience. A generous primary bedroom featuring a 2-piece ensuite and a convenient walk-in closet. Inside the walk-out basement is a large recreation games room, two more bedrooms, and lots of storage!

Enjoy the comfort and energy efficiency provided by hot water tanks installed in 2017 and a new partial wrap-around deck installed the same year. The deck offers views of the lake and a sense of privacy surrounded by trees. The home's exterior features new shingles, siding (both done in 2017), and an ICF foundation for the walkout basement. The fenced yard provides additional storage and plenty of space for outdoor activities. The home also has updated electrical to 100 amps and modern vinyl windows. This home is immaculate, clean, and truly move-in ready. Don't miss your chance to live in this captivating lakeside retreat, where comfort meets convenience!



Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211362    |
| Price          | \$312,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 876         |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309 Minnewaukan Drive |
| Subdivision | Tillicum Beach        |
| City        | Tillicum Beach        |
| County      | Camrose County        |
| Province    | Alberta               |
| Postal Code | T4V 2M9               |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Off Street                                                                     |

## Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Suspended Ceiling |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                   |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Back Lane, Back Yard, Irregular Lot, Lake, Low Maintenance  
                                 Landscape, Private  
Roof                        Asphalt  
Construction           Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)  
Foundation             ICF Block

**Additional Information**

Date Listed              April 12th, 2025  
Days on Market        10  
Zoning                    Lake Resort

**Listing Details**

Listing Office            Coldwell Banker Battle River Realty

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