

# \$639,900 - 35 Lakeshore Drive, Grandview

MLS® #A2190481

**\$639,900**

3 Bedroom, 1.00 Bathroom, 1,318 sqft

Residential on 0.18 Acres

NONE, Grandview, Alberta

This LAKEFRONT PROPERTY is set up to be enjoyed year round. Inside the 1317.5sq/ft bungalow you'll be greeted by the open style kitchen, Dining room, and Living room. With tall ceilings and lots of windows providing beautiful views of the lake and allowing in natural sunlight. The fireplace and wet bar are located centrally making it a great place to unwind. Three bedrooms, a 4 piece bathroom, and laundry/utility room conclude the interior floorplan. Outside the composite deck wraps around 3 sides of the home with a hot tub that overlooks Pigeon Lake. The backyard has 2 storage sheds, a wood shed, and a private fire pit. Completely furnished and Turn Key! This Property is 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. Currently being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!

Built in 1984

## Essential Information

MLS® #	A2190481
Price	\$639,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,318
Acres	0.18
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	35 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, Lake

### Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Waterfront, Lake
Roof	Wood
Construction	Wood Frame, Composite Siding
Foundation	Piling(s), Poured Concrete, Wood

### Additional Information

Date Listed	January 27th, 2025
Days on Market	101

Zoning

Country Residential

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton)

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