

\$1,545,000 - 141 Lakeshore Drive, Rural Camrose County

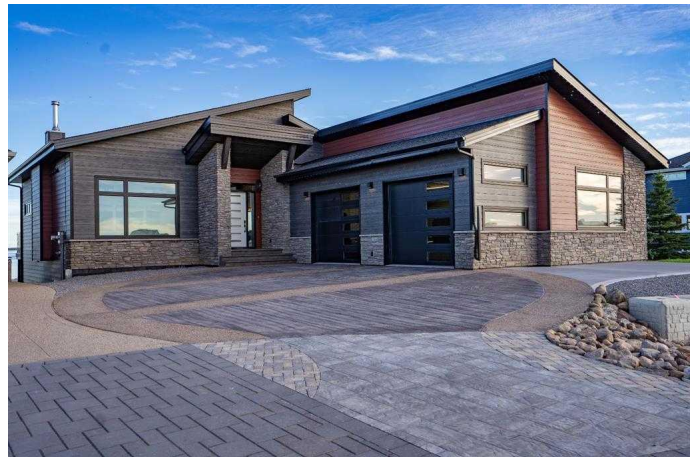
MLS® #A2198451

\$1,545,000

4 Bedroom, 4.00 Bathroom, 1,653 sqft
Residential on 0.24 Acres

Pelican View Estates, Rural Camrose County,
Alberta

Welcome to this breathtaking lakefront home, designed for those who appreciate luxury, convenience, and cutting-edge technology. Equipped with a fully integrated Control4 system, you can manage every aspect of your home remotely—control audio, video, lighting, heating, security, cameras, and blinds with ease from anywhere in the world. Starlink internet ensures high-speed connectivity, making this home both a tech lover's dream and a remote worker's paradise. The gourmet chef's kitchen is the heart of the home, featuring a 36" induction stove, custom hickory cabinetry, a full-size side-by-side freezer and fridge, a plumbed kegerator, huge island and a full coffee bar—perfect for hosting friends and family. The open-concept layout flows seamlessly into the dining and living spaces, offering endless possibilities for entertaining. Extend your gatherings into the three-season room, complete with electric screens, integrated audio, radiant heat and frameless deck railings that provide uninterrupted lake views. Both are plumbed for natural gas, making barbecues and fire table nights effortless. Step outside to enjoy the custom stamped patio and driveway with elegant paver accents, creating a sophisticated yet durable outdoor living space. The primary suite is a true retreat, featuring bright transom windows, a luxurious steam



shower, and a walk-in closet with plumbed laundry access. Downstairs, the ICF basement adds extra efficiency and structural integrity, and includes a cozy wood stove for chilly nights, a theater room with a vault door for ultimate entertainment, a rec room, and a separate cold storage room. Designed for year-round enjoyment, this lakefront home is just steps from water activities, with direct access to the beach, right next to the walking trails, and a short stroll to the boat launch in the summer. In winter, immerse yourself in cross-country skiing, ice fishing, and skating on the local rink right outside the door! With a large triple car garage, loads of extra storage and the most beautiful and practical details at every turn, this home is tailored for luxurious lake living at its finest.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198451 |
| Price | \$1,545,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,653 |
| Acres | 0.24 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 141 Lakeshore Drive |
| Subdivision | Pelican View Estates |
| City | Rural Camrose County |

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

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Boating |
| Parking Spaces | 6 |
| Parking | 220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Triple Garage Attached |
| # of Garages | 3 |
| Is Waterfront | Yes |
| Waterfront | Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Navigable Water, Waterfront |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances | Bar Fridge, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Boiler, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Electric, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Awning(s), Balcony, Barbecue, Boat Slip, Dock, Fire Pit, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Beach, Lake, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Street Lighting, Subdivided, Waterfront, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Wood Frame |
| Foundation | ICF Block |

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 109 |
| Zoning | LR |
| HOA Fees | 125 |
| HOA Fees Freq. | MON |

Listing Details

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

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