

\$689,900 - 358 Lakeview Ave, Rural Camrose County

MLS® #A2075762

\$689,900

3 Bedroom, 4.00 Bathroom, 1,907 sqft

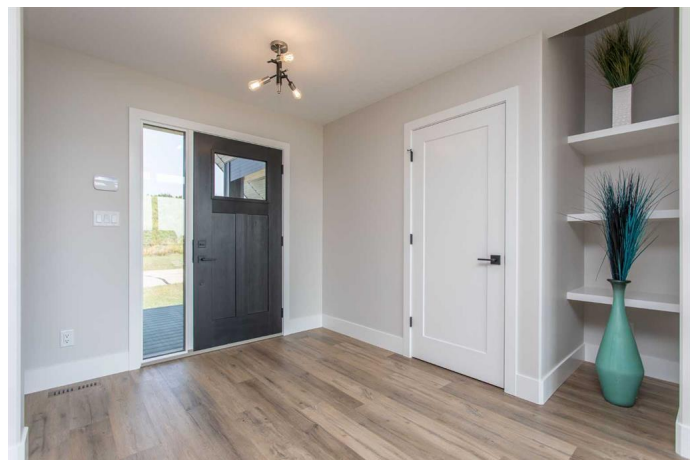
Residential on 0.26 Acres

Pelican View Estates, Rural Camrose County, Alberta

Your dreams of Lake life are ready to be made and this is the PERFECT home to make it happen!

This brand new home is absolutely stunning with over 3500 sq. ft. of living space and a large lot – there is ample room for you to gather with family and friends.

The luxurious finishing touches on this home blend beautifully with the massive windows and open views. The extremely well planned and executed floor plan lends itself to suit any type of buyer. Main floor primary suite and laundry as well as an upper level guest suite with attached bath, and a MASSIVE basement that can be developed to your individual needs or wants. No matter if you are a growing family, one with teenagers, looking for your retirement home, someone who likes to entertain guests or have a place for your friends and family to gather and make memories – this home within the unique and beautiful community of PVE is the perfect fit. When you step inside you will be immediately awed with the 23ft vaulted ceiling and wall of windows. The open floorplan is fresh and inviting while remaining functional and cozy. The living room and kitchen are large enough to accommodate a crowd and you have everything at hand that you need. The living space is extended into a 3 season screen room with heater – so whether its early in the spring, late in the fall or just a cozy summer night– THIS is where you will WANT to



spend time!! The loft finishes off a couple of more bedrooms and the lower level is ready to finish with HUGE windows and tall ceilings and does not feel like a basement at all!

The home has been off-set on the large corner lot to allow tons of room for lawn games, a fire pit, parking or eventually add a garage/carriage house if that is what you desire.

Above absolutely everything this stunning home has to offer you also gain the benefits of becoming a member of the Pelican View Estate community. This gives you pavement to your front door, walking trails, multiple manicured beaches, a shared dock system for you to install your own boat lift, and COUNTLESS events all throughout the year.

The summers are amazing and the winters bring a TON of activities and events as well! Just imagine transitioning from Summer lake days to Christmas at the lake with a skating rink, cross-country skiing, snowmobiling and ice fishing; all of this with a great community vibe! So get ready and take a walk to learn why PVE and Larkaun on the Lake is ready to make your dreams come true!!

Built in 2022

Essential Information

MLS® #	A2075762
Price	\$689,900
Sold Price	\$689,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,907
Acres	0.26
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	358 Lakeview Ave
Subdivision	Pelican View Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Driveway, Front Drive, Off Street

Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dock, Rain Gutters
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle, Metal
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2023
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Date Sold	November 1st, 2023
Days on Market	70
Zoning	LR
HOA Fees	77.00
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX real estate central alberta - Ponoka

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