

\$349,900 - 126 Minnewaukan Road, Tillicum Beach

MLS® #A2084134

\$349,900

3 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.28 Acres

Tillicum Beach, Tillicum Beach, Alberta

Life is better at the Lake!

This year round cabin was originally built in 1977, in 1986 the property was added onto with a walk out basement, three bedrooms and a bathroom added.

At that time a well was added.

Situated on 2 lots the addition of a 46x24 garage, updated septic tank, another garage on skids, a dbl tarp garage with overhead door, a plastic Costco shed as well as one in the front by the main garage. Yes that's 4 sheds and a huge garage!!!!

Now let's talk about parking, with 2 lots it's enough room for the whole family and lots of company! Even RV parking!

Back to the upgrades!

New eaves and shingles on house and garage 12-14 years ago, the backside of the garage has a metal roof. 2016 a new kitchen, and bathroom was added, that includes a steam shower.

The electrical and plumbing upgrades were done at that time as well.

2022 there was some new flooring and paint in the house as well as the addition of a bonus guest suite In the back of the garage(great air B&B opportunities there!)

A new filtration system added to make the well water potable.

New pot lighting (LED) and a fireplace added to the suite as well.

2023 was a big year with all new windows and trim in the house as well as the bonus suite.

The removal of some very large trees in front,



grass added, a recirculating water feature. The decks seen some updates with the addition of privacy walls, new gardens, new railing and beautiful outdoor lighting. The garage's one side has the over head door and is all set up with 220 volt wiring, infrared heat and a room framed and ready to move the hot water tank and other mechanical to finish the bathroom on the other side. The bonus suite side has infloor heat, power, water and sewer. There is a bathroom, all that's left to do is move the mechanical and put in a shower. This is a must see and priced to sell! Stunning views, boating, fishing, hiking, ice fishing, snowmobiling, year round fun at the lake.

Built in 1977

Essential Information

MLS® #	A2084134
Price	\$349,900
Sold Price	\$330,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.28
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	126 Minnewaukan Road
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County

Province	Alberta
Postal Code	T0B1J0

Amenities

Parking Spaces	6
Parking	Converted Garage, Double Garage Attached
Waterfront	Lake Access, Pond

Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lake, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Yard Drainage, Private, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 20th, 2023
Days on Market	22
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Rose Country Realty
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