

\$625,000 - 165 Sunset Drive Braseth Beach, Rural Camrose County

MLS® #A2123921

\$625,000

3 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.49 Acres

Braseth Beach, Rural Camrose County,
Alberta

Welcome to the gated community of Braseth Beach, this stunning waterfront home with 23.5 X 29.7 Detached garage offers breathtaking sunsets and a wide array of year-round activities for you to enjoy. Situated on .49 of an acre, this home is impeccably maintained and in pristine condition. This 3 bedroom, 2 Bath home has a open concept plan boasting million dollar views. A wood burning fireplace will keep you cozy after skating on the lake. Or enjoy the outdoor pit on those mesmerizing summer nights.

Furnishings, including a luxurious sauna for ultimate relaxation are negotiable. The ride-on lawn mower is also negotiable, making landscape maintenance a breeze. Don't miss out on this perfect waterfront oasis! This is a bare land condo with monthly fees of \$160, which is applied to the upkeep of the common area, the campground, and the septic system that is connected to a main storage system that gets pumped out when required

Built in 2004



Essential Information

MLS® #	A2123921
Price	\$625,000
Sold Price	\$600,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.49
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	165 Sunset Drive Braseth Beach
Subdivision	Braseth Beach
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Amenities	Beach Access, Boating
Parking Spaces	6
Parking	Triple Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Beamed Ceilings, High Ceilings, Laminate Counters, Open Floorplan, Sauna, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Beach, Gentle Sloping, Irregular Lot, Reverse Pie Shaped Lot, Treed,

	Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	September 10th, 2024
Days on Market	146
Zoning	LR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.