

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

MLS® #E4425006

**\$1,545,000**

4 Bedroom, 3.50 Bathroom, 1,653 sqft

Rural on 0.24 Acres

Pelican View Estates, Rural Camrose County, AB

This breathtaking lakefront home blends luxury, technology & year-round recreation. A fully integrated Control4 allows remote management of lighting, security, climate and more, while Starlink ensures high-speed connectivity. The gourmet kitchen offers a 36â€• induction stove, custom hickory cabinetry, coffee bar, plumbed kegerator & spacious island. Seamless indoor-outdoor living continues in the 3-season rm with electric screens, radiant heat & frameless deck railings for stunning lake views. Step onto the custom stamped patio & driveway designed for durability & elegance. The primary suite boasts transom windows, steam shower & walk-in closet. The ICF basement enhances efficiency & includes a theatre rm with a vault door, cozy wood stove, rec room & cold storage. Steps from the water, walking trails, & boat launch, this home is perfect for boating in summer & ice fishing, skating & cross-country skiing in winter. A large 3 car garage & ample storage complete this exceptional lakefront retreat.

Built in 2023

## **Essential Information**

MLS® #

E4425006



Price	\$1,545,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,653
Acres	0.24
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	141 Lakeshore Drive
Area	Rural Camrose County
Subdivision	Pelican View Estates
City	Rural Camrose County
County	ALBERTA
Province	AB
Postal Code	T0B 0H0

### Amenities

Features	Air Conditioner, Closet Organizers, Detectors Smoke, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Golf Nearby, Lake

Access Property, Lake View, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Not Fenced, Playground Nearby, Waterfront Property, Street Lighting

Construction Wood

Foundation Insulated Concrete Form

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 175

Zoning Zone 80

Condo Fee \$125

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