

\$769,000 - 47, 20419 Twp 412, Rural Camrose County

MLS® #A2203002

\$769,000

4 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.31 Acres

Pelican View Estates, Rural Camrose County, Alberta

Welcome to Pelican View Estates where luxury meets comfort in a lakeside setting. This exquisite home just steps from the lake is one you won't wanna miss. The modern exterior with Hardy Board Siding, beautiful low maintenance landscaping, and RV parking is just the start. Inside this air-conditioned home you'll find a spacious kitchen with top of the line appliances, apron sink, and HUGE walk-in Pantry. The star of the show of this open concept space is the Douglas Fir beams that run throughout the main living areas and a beautiful wood burning fireplace for all those chilly nights. Also on this level you will find a 2 piece bathroom and a large primary bedroom offering a spacious walk in closet and an ensuite of your dreams. Double Vanity, tiled shower and separate make up table. The lower level with in floor heating has 3 bedrooms, large recreation area, and a 4 piece bathroom. This home also offers laundry not only on the main level but also on the lower for everyones convenience. Step outside onto your covered TREX deck with pot lighting- perfect for hosting gatherings with friends and family. The yard is fully fenced, extra shed storage, designated fire pit area, and recently added stamped concrete edging. The Cedar Shakes and exterior features compliment the natural beauty of its surroundings. Finally this home has a 3 car heated garage to provide space for cars, boats, and all the fun things lake life can



provide. Embrace Lake living at its finest- a home that perfectly balances style, comfort, and function.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203002 |
| Price | \$769,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,532 |
| Acres | 0.31 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 47, 20419 Twp 412 |
| Subdivision | Pelican View Estates |
| City | Rural Camrose County |
| County | Camrose County |
| Province | Alberta |
| Postal Code | T0B0H0 |

Amenities

| | |
|----------------|--|
| Amenities | Boating, Dry Dock, Snow Removal |
| Parking Spaces | 3 |
| Parking | Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Natural Woodwork, Open Floorplan, See |
|-------------------|---|

| | |
|-----------------|--|
| | Remarks, Storage, Sump Pump(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Dryer, Gas Range, Washer, Window Coverings |
| Heating | Forced Air, Fireplace(s), In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Mantle, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Other, Private Yard, Storage |
| Lot Description | Back Yard, Corner Lot, Lake, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Paved, Private, See Remarks, Yard Lights |
| Roof | Cedar Shake |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 156 |
| Zoning | LR |
| HOA Fees | 129 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.