

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

# \$639,900 - 35 Lakeshore Dr, Rural Wetaskiwin County

MLS® #E4419363

**\$639,900**

3 Bedroom, 1.00 Bathroom, 1,318 sqft

Rural on 0.18 Acres

Grandview\_CWET, Rural Wetaskiwin County,  
AB

This LAKEFRONT PROPERTY is set up to be enjoyed year round. Inside the 1317.5sq/ft bungalow you'll be greeted by the open style kitchen, Dining room, and Living room. With tall ceilings and lots of windows providing beautiful views of the lake and allowing in natural sunlight. The fireplace and wet bar are located centrally making it a great place to unwind. Three bedrooms, a 4 piece bathroom, and laundry/utility room conclude the interior floorplan. Outside the composite deck wraps around 3 sides of the home with a hot tub that overlooks Pigeon Lake. The backyard has 2 storage sheds, a wood shed, and a private fire pit. Completely furnished and Turn Key! This Property is just minutes from the Village of Pigeon Lake that has all your amenities. Close to Schools and Enjoyable year round with lots of winter activities, and just minutes to many different Golf Courses. Currently being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!

Built in 1984

## Essential Information

MLS® # E4419363

Price \$639,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,318
Acres	0.18
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Lakeshore Dr
Area	Rural Wetaskiwin County
Subdivision	Grandview_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### **Amenities**

Features	Off Street Parking, Crawl Space, Deck, Hot Tub
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter, Piling, Preserved Wood

### **Additional Information**

Date Listed January 27th, 2025  
Days on Market 84  
Zoning Zone 95



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Listing information last updated on April 21st, 2025 at 2:32am MDT