

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

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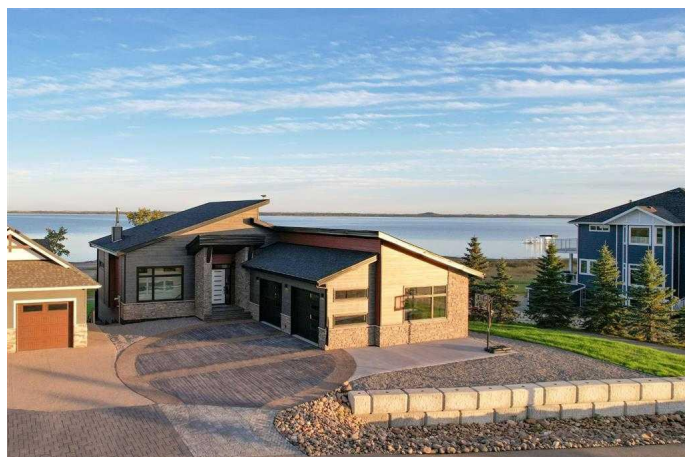
MLS® #A2198451

**\$1,545,000**

4 Bedroom, 4.00 Bathroom, 1,653 sqft  
Residential on 0.24 Acres

Pelican View Estates, Rural Camrose County,  
Alberta

Welcome to this breathtaking lakefront home, designed for those who appreciate luxury, convenience, and cutting-edge technology. Equipped with a fully integrated Control4 system, you can manage every aspect of your home remotely—control audio, video, lighting, heating, security, cameras, and blinds with ease from anywhere in the world. Starlink internet ensures high-speed connectivity, making this home both a tech lover's dream and a remote worker's paradise. The gourmet chef's kitchen is the heart of the home, featuring a 36" induction stove, custom hickory cabinetry, a full-size side-by-side freezer and fridge, a plumbed kegerator, huge island and a full coffee bar—perfect for hosting friends and family. The open-concept layout flows seamlessly into the dining and living spaces, offering endless possibilities for entertaining. Extend your gatherings into the three-season room, complete with electric screens, integrated audio, radiant heat and frameless deck railings that provide uninterrupted lake views. Both are plumbed for natural gas, making barbecues and fire table nights effortless. Step outside to enjoy the custom stamped patio and driveway with elegant paver accents, creating a sophisticated yet durable outdoor living space. The primary suite is a true retreat, featuring bright transom windows, a luxurious steam



shower, and a walk-in closet with plumbed laundry access. Downstairs, the ICF basement adds extra efficiency and structural integrity, and includes a cozy wood stove for chilly nights, a theater room with a vault door for ultimate entertainment, a rec room, and a separate cold storage room. Designed for year-round enjoyment, this lakefront home is just steps from water activities, with direct access to the beach, right next to the walking trails, and a short stroll to the boat launch in the summer. In winter, immerse yourself in cross-country skiing, ice fishing, and skating on the local rink right outside the door! With a large triple car garage, loads of extra storage and the most beautiful and practical details at every turn, this home is tailored for luxurious lake living at its finest.

Built in 2023

**Essential Information**

MLS® #	A2198451
Price	\$1,545,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,653
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	141 Lakeshore Drive
Subdivision	Pelican View Estates
City	Rural Camrose County

County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Amenities	Beach Access, Boating
Parking Spaces	6
Parking	Off Street, Parking Pad, 220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Navigable Water, Waterfront

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Wired for Sound, Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Natural Woodwork, Recreation Facilities, Smart Home, Sump Pump(s), Wet Bar, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Bar Fridge, Freezer, Washer/Dryer
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Storage, Awning(s), Barbecue, Boat Slip, Dock, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Waterfront, Beach, Lake, Low Maintenance Landscape, Level, No Neighbours Behind, Open Lot, Subdivided, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Mixed
Foundation	ICF Block

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	151
Zoning	LR
HOA Fees	125
HOA Fees Freq.	MON

## Listing Details

Listing Office	Alberta Realty Inc.
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