

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

# **\$1,199,000 - 87 Lakeshore Drive, Rural Wetaskiwin County**

MLS® #E4423666

**\$1,199,000**

5 Bedroom, 3.00 Bathroom, 1,948 sqft

Rural on 0.32 Acres

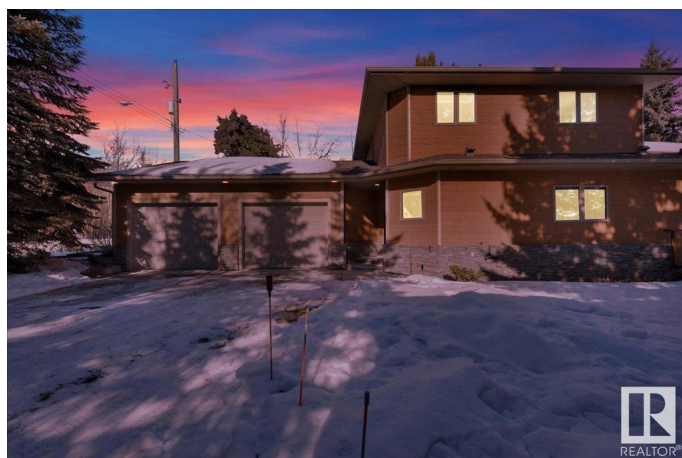
Grandview\_CWET, Rural Wetaskiwin County, AB

Visit REALTOR® website for additional information. Welcome to this stunning lakefront 2-storey home on Pigeon Lake's south shore in Grandview. Enjoy panoramic lake views from 75 feet of shoreline! The open-concept layout features 3 upstairs bedrooms, 2 on the main floor, and 3 baths. Highlights include oak hardwood floors, a top-of-the-line RSF fireplace, central air, built-in vacuum, and bar cabinet. The home has R-20 walls, R-48 ceilings, and an energy-efficient basement crawl space. It boasts a private 28 GPM water well, oversized heated double garage, and multiple sheds for water toys and storage. Exceptional quality throughout!

Built in 2001

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | E4423666    |
| Price          | \$1,199,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,948       |
| Acres          | 0.32        |
| Year Built     | 2001        |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 87 Lakeshore Drive      |
| Area        | Rural Wetaskiwin County |
| Subdivision | Grandview_CWET          |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2V0                 |

### Amenities

|          |                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Fire Pit, Lake Privileges, No Smoking Home, Vaulted Ceiling, See Remarks |
|----------|-------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks               |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                |
| Exterior Features | Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Schools, Shopping Nearby, Waterfront Property |
| Construction      | Wood                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 124             |
| Zoning         | Zone 95         |

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Listing information last updated on July 5th, 2025 at 7:17pm MDT