# \$920,000 - 237, 41251 Range Road 210, Rural Camrose County

MLS® #A2209623

#### \$920,000

4 Bedroom, 3.00 Bathroom, 1,949 sqft Residential on 0.54 Acres

Braseth Beach, Rural Camrose County, Alberta

Welcome to your dream escape at Braseth Beach - an exclusive gated lakefront community on the north shore of Buffalo Lake. Tucked into a beautifully landscaped lot with flat walkout access right to the shoreline, this one-and-a-half-storey luxury home is built for year-round comfort, connection, and relaxation. Inside, you'll find a warm and inviting open-concept main floor with a stunning wall of south-facing windows that frame panoramic lake views. The classic brick-faced fireplace adds charm and coziness, while the eat-in kitchen with center island and corner pantry makes entertaining effortless. The spacious primary suite is a lakeside sanctuary - complete with high ceilings, walk-in closet, updated ensuite with jetted soaker tub, and garden doors opening to your private deck. Imagine waking up to tranquil water views every day. A second tucked-away bedroom with a nearby full bath offers great privacy for guests or family. Upstairs, the open loft adds even more flexibility - a perfect spot for a quiet reading corner, home office, or bonus space for visitors. The fully finished walkout basement includes two additional bedrooms, a theatre room, large living space, tons of storage, and a cold room - plenty of room for family, hobbies, or hosting. The lower bathroom features a custom shower with a beautiful tile







surround and bench-type seating, adding both style and convenience. Step outside and walk straight onto your own beachfront paradise. Enjoy the spacious upper deck, perfect for taking in the breathtaking lake views, while the covered patio below offers a shaded retreat. An enclosed seasonal room provides an ideal escape from the elements when needed. This property also includes a heated, oversized detached garage with room for two vehicles, a shop area, and custom workbench - perfect for your tools and toys. Braseth Beach is a true hidden gem, offering a secure, community-oriented feel with amenities like a guest RV park, playground, and boat launch. Just 15 minutes to Bashaw for all your essentials. Buffalo Lake offers four seasons of fun - boating, swimming, fishing, skating, snowshoeing, and so much more - making it the perfect place to enjoy every month of the year. Meticulously maintained and truly loved, this home shows undeniable pride of ownership - ready to be passed on to someone who will cherish it just as much. Lakefront homes here are rarely available, because once you're here, you won't want to leave.

#### Built in 2005

#### **Essential Information**

MLS® # A2209623 Price \$920,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,949

Acres 0.54

Year Built 2005

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

### **Community Information**

Address 237, 41251 Range Road 210

Subdivision Braseth Beach

City Rural Camrose County

County Camrose County

Province Alberta
Postal Code T0B 0H0

#### **Amenities**

Amenities Beach Access, Other, Playground, Visitor Parking

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Waterfront Beach Access, Lake Front

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub

Appliances Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Brick Facing, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Beach, Front Yard, Lake, Lawn, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 209
Zoning LR

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX 1st Choice Realty

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