

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

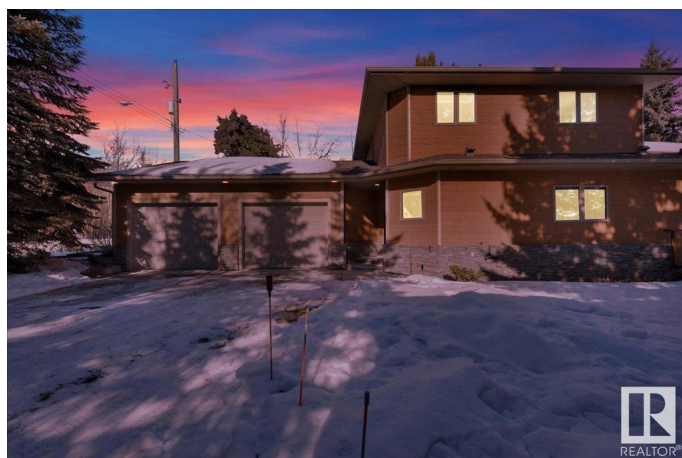
Grandview\_CWET, Rural Wetaskiwin County, AB

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
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### 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	109
Zoning	Zone 95

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Listing information last updated on June 20th, 2025 at 7:32am MDT