

# **\$299,000 - 24 Lakeshore Drive, S.v. Grandview, Rural Wetaskiwin County**

MLS® #E4433584

**\$299,000**

2 Bedroom, 1.00 Bathroom, 873 sqft

Rural on 0.26 Acres

Grandview\_CWET, Rural Wetaskiwin County, AB

Ideally located in the heart of the "Sought After" Summer of Village of Grandview, you will discover a well maintained, easy to manage Year Round Cottage just waiting to Create Lake Lifestyle memories for your family at #24 Lakeshore Drive! Recent upgrades allow you to step right into lake fun include Furnace, Hot Water Tank, Bathroom upgrades, Pressure system, Washer and Gutter covers. The open concept main living area with the kitchen dining and living area allows for all your guests, yet is cozy enough for just a few to gather around the wood burning stove. 2 bdrms 1 pce bath, laundry area complete the interior. Outside you will enjoy Lake views from the large yard which is perfect for lawn games and backs on to a green belt with abundant wildlife and songbirds. You are just steps to an access to the water front where you can have a pier for your watercraft. Playground, Golf, Shopping, Dining all nearby. Summer is on it's way...Don't miss a minute of it!!!!

Built in 1976

## **Essential Information**

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Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	873
Acres	0.26
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	24 Lakeshore Drive, S.v. Grandview
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, Vinyl Windows
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Back Lane, Playground Nearby, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Slab

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      29  
Zoning                Zone 95

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