

# \$449,900 - 251, 44101 Range Road 214, Rural Camrose County

MLS® #A2238701

**\$449,900**

4 Bedroom, 2.00 Bathroom, 987 sqft  
Residential on 0.59 Acres

Little Beaver Lake Estates, Rural Camrose County, Alberta

Discover your own private oasis with this stunning lakefront property in Little Beaver Estates, offering privacy, peace, and breathtaking views of the lake. Situated on a half-acre lot, the charming walk-out bungalow has been thoughtfully renovated and relocated onto a modern 2007 concrete foundation with ICF insulation for efficiency and durability. Home was originally built in the 1960's. Inside, youâ€™ll find an inviting open-concept layout featuring original hardwood flooring and a cozy gas fireplace accented with ledge stone rock, perfect for relaxing evenings. The main level includes two bedrooms and a full bathroom, while the finished walkout lower level boasts in-floor heating, a spacious family or rec room, two additional bedrooms, and another full bathroomâ€”ideal for family or guests. Step outside to your own private retreat, complete with a beautiful view of the lake and a private dock, offering endless opportunities for lakeside living and serenity.



Built in 2007

## Essential Information

MLS® #	A2238701
Price	\$449,900
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	987
Acres	0.59
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	251, 44101 Range Road 214
Subdivision	Little Beaver Lake Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	3
Zoning	LR

**Listing Details**

Listing Office	CIR Realty
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