# \$575,000 - 34 Lakeshore Drive, Grandview

MLS® #A2254788

## \$575,000

3 Bedroom, 2.00 Bathroom, 1,212 sqft Residential on 0.24 Acres

NONE, Grandview, Alberta

For more information, please click the "More Information" button.

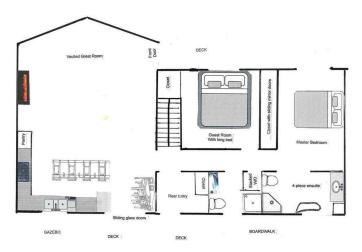
This elevated lot offers wonderful views of Pigeon Lake and is just steps away from the lake access. The warmth and charm of Cedar-lined vaulted ceilings throughout the open concept main living area are showcased by abundant lake-facing windows. Newly renovated 4-season lake house with 4 LG stainless appliances (gas stove) in the kitchen as well as a new stacked washer and dryer on the main floor. A newly built gas fireplace has a live-edge mantle. The guest bedroom fits a king-sized bed and is across from the main bath. The kitchen has new quartz countertops and a big island with seating for four. All windows have blinds. New flooring throughout the main storey, and the basement has carpet. The warmth and charm of cedar-lined vaulted ceilings throughout the open concept main living area are showcased by abundant lake-facing windows. South-facing tree-lined backyard offers a firepit with benches and a spacious deck with gazebo. New gas furnace and water heater installed 3 years ago; the roof was done in 2017.

Built in 1985

### **Essential Information**

MLS® # A2254788 Price \$575,000







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,212

Acres 0.24

Year Built 1985

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 34 Lakeshore Drive

Subdivision NONE

City Grandview

County Wetaskiwin No. 10, County of

Province Alberta

Postal Code T0C 2V0

## **Amenities**

Parking Spaces 6

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Soaking Tub, Stone Counters, Sump Pump(s)

Appliances ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified

Refrigerator, Freezer, Gas Oven, Gas Stove, Gas Water Heater,

Microwave Hood Fan, European Washer/Dryer Combination

Heating Central, High Efficiency, Fireplace(s), Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Gazebo, Lawn, Low Maintenance Landscape,

Many Trees, No Neighbours Behind, Lake, Native Plants

Roof Asphalt Shingle

Construction Cedar

Foundation Poured Concrete

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 61 Zoning R1

# **Listing Details**

Listing Office Easy List Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.