



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**125, 25173 Township Road 364
 Rural Red Deer County, Alberta**

MLS # A2170883



\$1,399,000

Division:	Taunton		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	863 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Beach, Lake, Landscaped, Level, Waterfront		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	None	LLD:	23-36-25-W4
Exterior:	Wood Frame	Zoning:	R-6
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: boat dock, theatre Equipment and screen

Discover your own slice of paradise with this prime lakefront property, boasting endless possibilities and approved secondary suite/living quarters above a massive garage! This stunning location is perfect for an Airbnb revenue generator, accommodating family and friends, or even a cozy bed & breakfast concept. With over 117 feet of beautifully groomed sandy beach and a gentle grassy slope leading to the water, this property is a summer dream. Everything has been meticulously maintained for year-round living, with a like-new air-conditioned park model featuring a professionally developed Arizona room and an expansive, low-maintenance deck overlooking the tranquil bay. Enjoy peace of mind with eight 8" piles welded to the frame, ensuring stability even in winter. The property is equipped with no burnout heat tracing and 2" styro insulation, guaranteeing no freeze in winter months. Additionally, you'll appreciate the professional landscaping, complete with a gazebo and privacy glass for your relaxation. The heated shop is a haven for enthusiasts, equipped with a Class A motorhome or boat storage bay, complete with a sani-dump, in addition to a 2 car storage side featuring floor drains, a full custom bathroom, and laundry facilities. The loft is an entertainer's dream, professionally developed with a 4-piece bath, theatre room, bedroom, fireplace, and wet bar. Two more bedrooms and 3pc bath in the lower garage. This is truly one of the most impressive lakefront properties on the market today, featuring a perfect location and breathtaking views. Experience the tranquility of sitting on your deck while gazing out at the lake and majestic spruce trees lining the south bank – it feels like you're in British Columbia! Situated conveniently between Calgary and Edmonton, this property offers easy access to boating, fishing, golfing, and all the water

sports you can dream of. Don't miss your chance to own this incredible piece of paradise!