# \$639,900 - 35 Lakeshore Drive, Grandview

MLS® #A2256105

## \$639,900

3 Bedroom, 1.00 Bathroom, 1,318 sqft Residential on 0.18 Acres

NONE, Grandview, Alberta

This LAKEFRONT PROPERTY is set up to be enjoyed year round. Inside the 1317.5sq/ft bungalow you'll be greeted by the open style kitchen, Dining room, and Living room. With tall ceilings and lots of windows providing beautiful views of the lake and allowing in natural sunlight. The fireplace and wet bar are located centrally making it a great place to unwind. Three bedrooms, a 4 piece bathroom, and laundry/utility room conclude the interior floorplan. Outside the composite deck wraps around 3 sides of the home with a hot tub that overlooks the Lake. The backyard has 2 storage sheds, a wood shed, and a private fire pit. Completely furnished and Turn Key with New Shingles! This Property is just minutes from the Village of Pigeon Lake that has all your amenities. Close to Schools and Enjoyable year round with lots of winter activities, and just minutes to many different Golf Courses. Currently being used as a Popular AirBnB. Neighboring property is also available allowing you to set up your own Lake Resort!







Built in 1984

## **Essential Information**

MLS® # A2256105 Price \$639,900

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,318
Acres 0.18
Year Built 1984

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 35 Lakeshore Drive

Subdivision NONE

City Grandview

County Wetaskiwin No. 10, County of

Province Alberta
Postal Code T0C 2V0

#### **Amenities**

Parking Parking Pad

Is Waterfront Yes

Waterfront Lake, Waterfront

#### Interior

Interior Features See Remarks

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave,

Refrigerator, Washer, See Remarks

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Lake, Landscaped, Waterfront

Roof Wood

Construction Composite Siding, Wood Frame Foundation Piling(s), Poured Concrete, Wood

### **Additional Information**

Date Listed September 10th, 2025

Days on Market 36

Zoning Country Residential

## **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton)

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