

# \$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.

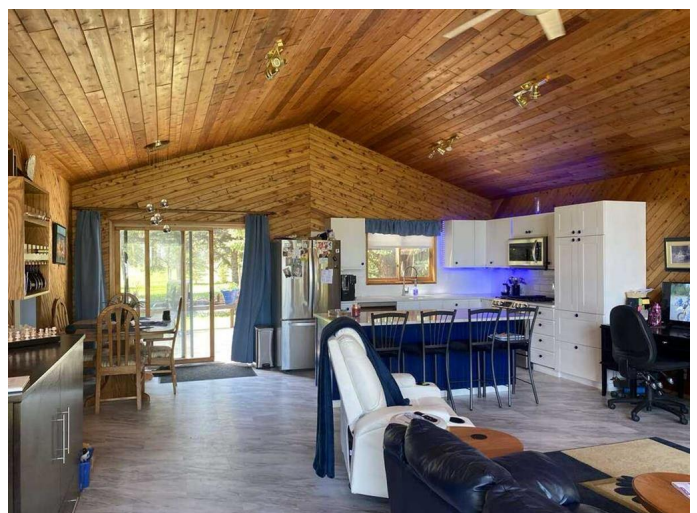
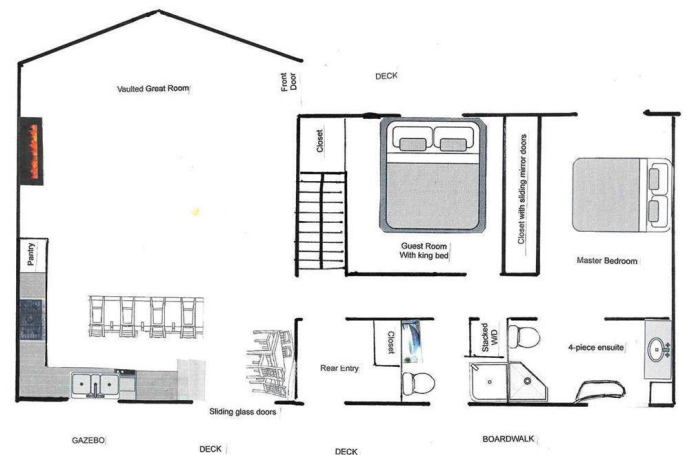
This elevated lot offers wonderful views of Pigeon Lake and is just steps away from the lake access. The warmth and charm of Cedar-lined vaulted ceilings throughout the open concept main living area are showcased by abundant lake-facing windows. Newly renovated 4-season lake house with 4 LG stainless 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 | 9                   |
| Zoning         | R1                  |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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