

Courtesy Of Rebecca D Giesbrecht Of The Good Real Estate Company

# **\$424,000 - 96 Grandview Beach, Rural Wetaskiwin County**

MLS® #E4426248

**\$424,000**

3 Bedroom, 1.00 Bathroom, 901 sqft

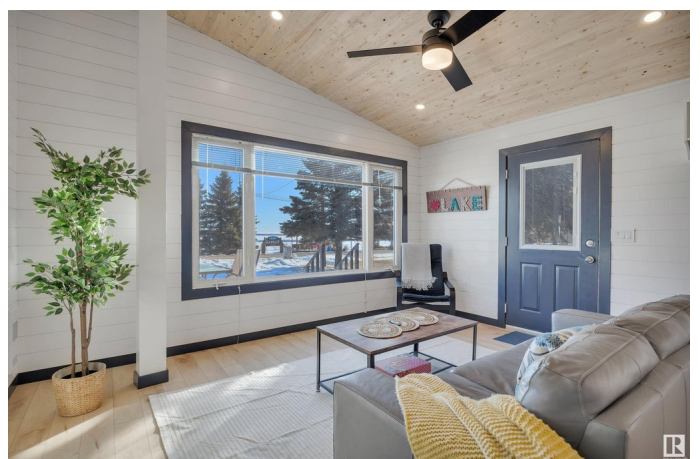
Rural on 0.20 Acres

Grandview\_CWET, Rural Wetaskiwin County, AB

WELCOME to your own PRIVATE OASIS away for the hustle of the City. This beautiful home is ideal for a family getaway or a fantastic short/long term rental. LARGE LAKE FRONT LOT just a few steps to the private boat launch and a playground. This home has been EXCEPTIONALLY RENOVATED with a modern beachy cottage feel. All new kitchen with stainless steel appliances, butcher block counter tops. New flooring, paint and trim throughout. New high efficiency electric wall heaters, upgraded electrical with 100 AMP service, New shingles on house, and new insulated skirting. Gorgeous VAULTED ceilings offering an abundance of natural light throughout. 3 beds and 1 bath all in a great family friendly community offering many summer and winter activities. Close to schools, brewers, distilleries, grocery shopping, spa, restaurants, shopping and more. Well water, 2 stage septic connected to the municipal sewer. Low taxes, garbage pick up right at your home. Only a 45 min to Edmonton & 30 min to the airport.

Built in 1971

## **Essential Information**



MLS® #	E4426248
Price	\$424,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.20
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	96 Grandview Beach
Area	Rural Wetaskiwin County
Subdivision	Grandview_CWET
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Deck, No Smoking Home, Vaulted Ceiling
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Not Fenced, Park/Reserve, Playground Nearby, Private Fishing, Schools, Shopping Nearby, Treed Lot, Waterfront Property, Private Park Access
Construction	Modular
Foundation	Piling

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	35
Zoning	Zone 95

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Listing information last updated on April 22nd, 2025 at 4:32am MDT