

# **\$709,000 - 27 Lakeshore Drive, Sundance Beach**

MLS® #A2168147

**\$709,000**

4 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 0.17 Acres

NONE, Sundance Beach, Alberta

Welcome to your perfect year-round getaway! This custom-built 4-bedroom, 2-bath home offers breathtaking lakefront living in the highly sought-after village of Sundance Beach.

Step inside to discover an inviting open-concept main floor, featuring a spacious living area with a cozy wood-burning fireplace—ideal for relaxing evenings. The best view ever will captivate your family and friends as you look out the south facing wall of windows to adore the lake view from morning to sundown. The dining area flows seamlessly into the well-appointed kitchen, perfect for culinary enthusiasts.

Down the hall, you'll find a full bath, a comfortable bedroom, and a convenient laundry space, along with access to the lower crawlspace, providing ample storage for seasonal items.

Venture upstairs to discover the main bath and three additional bedrooms, including an incredible primary suite with sitting area and french doors leading to the best lake views atop the huge upper deck. This expansive space can easily be transformed into a flex area for movie nights or large gatherings, or a romantic escape with the ambiance of the gas fireplace in the evening.

The outdoor space includes the original cabin(2 bedrooms, kitchen, living space and



3pc bathroom)â€”perfect for updating into a secondary living space/cottage or converting into garage/storage.

With countless possibilities for full-time lake living, summer fun, fishing, or even short-term rentals, this property truly offers it all. All summer long you can enjoy your private pier-take the boat out to watch the sunset or take the family for a ride! Donâ€™t miss your chance to embrace the Sundance Beach lifestyle with pickle ball, year round community activities, & a free library.

Built in 2010

**Essential Information**

MLS® #	A2168147
Price	\$709,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	27 Lakeshore Drive
Subdivision	NONE
City	Sundance Beach
County	Leduc County
Province	Alberta
Postal Code	T0C 2P0

**Amenities**

Parking Spaces	5
----------------	---

Parking	Parking Pad, RV Access/Parking
Is Waterfront	Yes

## Interior

Interior Features	Central Vacuum, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Back Yard, Front Yard, Lake, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2024
Days on Market	208
Zoning	res

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.