

# \$1,149,000 - 248 Lakeshore Drive, Village at Pigeon Lake

---

MLS® #A2189574

**\$1,149,000**

6 Bedroom, 5.00 Bathroom, 4,588 sqft  
Residential on 1.11 Acres

NONE, Village at Pigeon Lake, Alberta

This BEAUTIFUL home is situated on 1.11 acres at Pigeon Lake! Welcomed by the open living room with vaulted ceilings and lots of windows allowing in natural light following suit with the entire home. A full height stone fireplace joins to the first of two dining rooms and leads you into the Kitchen. The Primary bedroom has a 5 pc ensuite, walk-in closet, electric fireplace, and a patio door to the composite deck that runs the length of the home. The exercise room has an indoor hot tub and built in sauna. Another bedroom with a custom murphy bed unit, 4 pc bath, 2 pc bath, and laundry room conclude the main level. The upper level hosts 2 bedrooms, 5 pc bath, and den with a wet bar and patio overlooking the beautifully landscaped yard. The basement has two more bedrooms, 3 pc bath, and a HUGE family room with a gas fireplace and is roughed in for a wet bar. The finished garage is kept warm with in-floor heat. Lake access to the front and open field to the back this property must be appreciated in person!

Built in 1999

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2189574    |
| Price     | \$1,149,000 |
| Bedrooms  | 6           |
| Bathrooms | 5.00        |



|                |                                           |
|----------------|-------------------------------------------|
| Full Baths     | 4                                         |
| Half Baths     | 1                                         |
| Square Footage | 4,588                                     |
| Acres          | 1.11                                      |
| Year Built     | 1999                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 248 Lakeshore Drive          |
| Subdivision | NONE                         |
| City        | Village at Pigeon Lake       |
| County      | Wetaskiwin No. 10, County of |
| Province    | Alberta                      |
| Postal Code | T0C2V0                       |

### Amenities

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| Parking       | Double Garage Attached, Front Drive, Heated Garage, Insulated, Oversized |
| # of Garages  | 2                                                                        |
| Is Waterfront | Yes                                                                      |
| Waterfront    | Lake, Waterfront                                                         |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                |
| Appliances        | Built-In Oven, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Gas, Masonry                                                                               |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Yard, Landscaped, Treed |
| Roof            | Asphalt Shingle              |
| Construction    | Brick, Stucco                |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | January 22nd, 2025  |
| Days on Market | 211                 |
| Zoning         | Country Residential |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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