

# \$599,000 - 123 Minnewaukan Road, Tillicum Beach

MLS® #A2203712

**\$599,000**

4 Bedroom, 3.00 Bathroom, 3,346 sqft

Residential on 0.43 Acres

Tillicum Beach, Tillicum Beach, Alberta

Peaceful and private. This breathtaking lake view home is tucked away in the serene subdivision of Tillicum Beach. Fall in love with the lifestyle of living close to the Lake but with city amenities only 15 minutes away. The main level showcases a cozy wood burning stove, large kitchen and dining area, laundry room, pantry and beautiful family room with panoramic views. Upstairs is complete with 4 bedrooms and stunning primary bedroom with soaker tub and beautiful ensuite. The basement is set up as a hang out zone and could easily be finished to your taste. Outside you'll notice the new AC unit and heated double car garage with loft above, that could easily be made into whatever you desire. This home has been a rockstar on Airbnb bringing in \$60,000 plus in revenue. Enjoy year round living right here. What a home what an opportunity.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203712  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 3,346     |
| Acres          | 0.43      |
| Year Built     | 1970      |



|          |   |
|----------|---|
| Type     | Residential                               |
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 123 Minnewaukan Road |
| Subdivision | Tillicum Beach       |
| City        | Tillicum Beach       |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2M9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), See Remarks |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings   |
| Heating           | Forced Air, Wood Stove   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Unfinished, Partial  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Fruit Trees/Shrub(s), Many Trees, No Neighbours Behind, Private, Treed, Views, Lake, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Cedar, Mixed, Wood Siding  |
| Foundation        | Poured Concrete, ICF Block   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 152              |
| Zoning         | LR               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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