

\$312,500 - 309 Minnewaukan Drive, Tillicum Beach

MLS® #A2211362

\$312,500

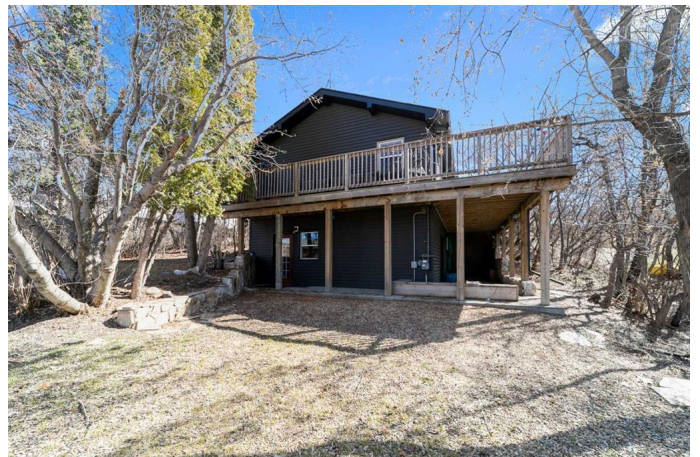
3 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.12 Acres

Tillicum Beach, Tillicum Beach, Alberta

Welcome to your dream home just 20 minutes from the vibrant town of Camrose, nestled at beautiful Tillicum Beach. This immaculate property is perfect for those seeking a serene getaway. This home features over 1700 square feet of living space that includes the bright, finished walk-out basement! The heart of this home is undoubtedly the beautifully renovated kitchen with fresh commercial-grade paint and updated tile featuring a sleek modern gray finish. Step inside to find a beautifully updated 3-piece bathroom and modern stackable washer and dryer on the main floor for your convenience. A generous primary bedroom featuring a 2-piece ensuite and a convenient walk-in closet. Inside the walk-out basement is a large recreation games room, two more bedrooms, and lots of storage!

Enjoy the comfort and energy efficiency provided by hot water tanks installed in 2017 and a new partial wrap-around deck installed the same year. The deck offers views of the lake and a sense of privacy surrounded by trees. The home's exterior features new shingles, siding (both done in 2017), and an ICF foundation for the walkout basement. The fenced yard provides additional storage and plenty of space for outdoor activities. The home also has updated electrical to 100 amps and modern vinyl windows. This home is immaculate, clean, and truly move-in ready. Don't miss your chance to live in this captivating lakeside retreat, where comfort meets convenience!



Built in 1978

Essential Information

MLS® #	A2211362
Price	\$312,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	876
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	309 Minnewaukan Drive
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Suspended Ceiling
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Irregular Lot, Lake, Low Maintenance
 Landscape, Private
Roof Asphalt
Construction Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation ICF Block

Additional Information

Date Listed April 12th, 2025
Days on Market 16
Zoning Lake Resort

Listing Details

Listing Office Coldwell Banker Battle River 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.