

# \$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	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Beamed Ceilings, High Ceilings, See Remarks, Soaking Tub
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	Partial, Unfinished

### Exterior

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

### Additional Information

Date Listed	March 21st, 2025
Days on Market	115
Zoning	LR

**Listing Details**

Listing Office	CIR Realty
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