

\$1,595,000 - 250042 Township Road 693, Rural Lesser Slave River No. 124, M.D. of

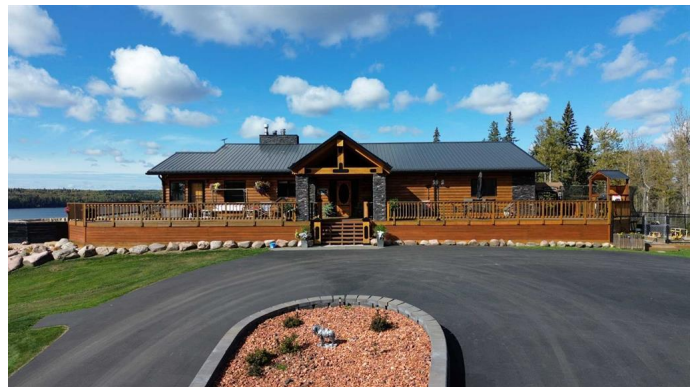
MLS® #A2202231

\$1,595,000

5 Bedroom, 3.00 Bathroom, 2,592 sqft
Residential on 37.07 Acres

NONE, Rural Lesser Slave River No. 124,
M.D. of, Alberta

This truly breathtaking one-of-a-kind property is located on the shores of Lawrence Lake, Alberta, under 2 hours from Edmonton and 30 minutes to Athabasca. This property is a haven for those seeking both an active and peaceful lifestyle with endless outdoors recreation opportunities. With unobstructed lake views of this stunning secluded lake that is surrounded by endless untouched wilderness for true privacy and tranquility. As you drive through the powered security gates, you set your eyes on the magnificent view of the lake, the immaculate home and property. Situated on 38 beautiful acres of cleared and treed land with over 820 ft of shoreline with full lake access, there are also private trails throughout. An asphalt driveway leads to the grand custom-built stone and wood beam entrance. This stunning custom-built home features over 5600 sq ft of high-end living space including 5 bedrooms, 3 bathrooms, office and more. The large entrance way leads into the gorgeous open concept kitchen, dining room and living room with oak vaulted ceilings, hardwood flooring, floor to ceiling fireplace and panoramic lake views. The kitchen is a chef's dream with custom oak cabinetry, huge island, granite countertops, high end appliances and a stunning Elmira wood burning stove. There is a 4-season sunroom, huge main bathroom with granite countertops,



jacuzzi tub, office and 2 bedrooms with lake views. The master suite feels like you have walked into a magnificent retreat with custom high-end finishes, rock feature walls, built in TV, fireplace and floor to ceiling windows and patio doors. The spa like ensuite has ceramic heated floors, double vanities, copper sinks and granite countertops, a marble top soaker tub, stunning walk-in shower. The heated ceramic floors continue into the huge custom-built walk in closet with solid wood shelving, dressers with granite tops and revolving shoe rack. The lower level is a beautiful walk out facing the lake that is an entertainer's dream. Whether it is a movie night in the massive family room enjoying the rock feature wall with amazing 10 ft live edge mantel, built in TV, fireplace and Bose surround sound, or in the large games area including a pool table and hot tub, 2 bedrooms, bathroom, laundry room, storage and more. This home is equipped with 2 furnaces, central air condition, water system, triple pane windows. Enjoy the unparalleled views with the massive wrap around deck. This property boasts a kids play area, heated above ground pool, large firepit area, stunning landscaping, RV parking, 3 wells, 2 septic systems. A double garage with a backup generator, two large heated shops, includes 6 indoor/outdoor dog runs with grooming room, exercise pens and large gym. A cold storage building, horse barn, hay shed and outdoor riding arena and more. This property is surrounded by crown land, public trails and public boat launch. This is an outdoor lover's dream and a must see to truly experience what it has to offer.

Built in 1990

Essential Information

MLS® #

A2202231

Price	\$1,595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,592
Acres	37.07
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	250042 Township Road 693
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T9G 0A9

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Asphalt, Double Garage Detached, Driveway, Off Street, RV Access/Parking, Electric Gate
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront
Has Pool	Yes

Interior

Interior Features	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard, Kennel
Lot Description	Gentle Sloping, No Neighbours Behind, Private, Lake, Waterfront
Roof	Metal
Construction	Other
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	42
Zoning	FD

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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