

# \$274,000 - 204 Red Wing Crescent, Tillicum Beach

MLS® #A2210433

**\$274,000**

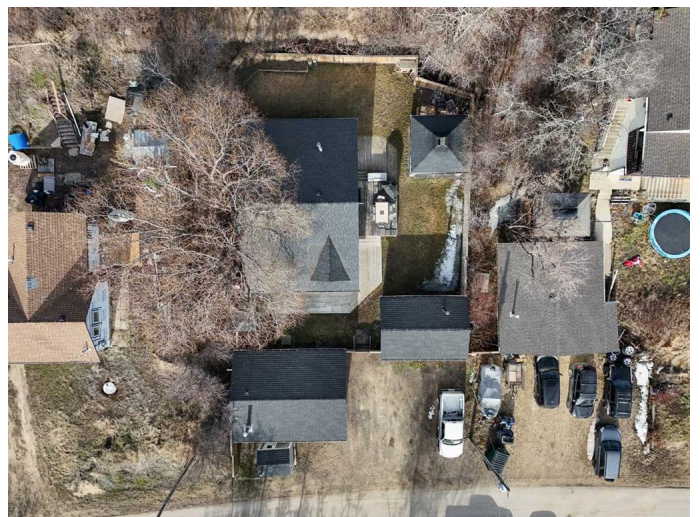
2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.13 Acres

Tillicum Beach, Tillicum Beach, Alberta

Nestled in a peaceful, private lakeside setting, this beautifully renovated 2-bedroom, 1-bathroom cottage is the perfect blend of cozy charm and modern comfort. Whether you're looking for a weekend retreat or a year-round residence, this picture-perfect property offers everything you need to relax, unwind, and enjoy the beauty of lake life. Step inside to find a warm and inviting interior, thoughtfully updated with stylish finishes while preserving the classic cottage feel. The open-concept living area features new flooring, paint, LED lighting, abundant natural light, and stunning views. A bright, updated kitchen with new cabinets and modern appliances makes entertaining easy and enjoyable. The property has seen upgraded electrical, newer shingles and windows, and has been fully fenced.

Both bedrooms offer comfort and tranquility, ideal for restful nights after a day on the lake. There is main floor laundry, a high efficiency furnace, and updated bathroom. Outside, enjoy your morning coffee or evening wine on the spacious wrap around deck or under the pergola with a marshmallow roasting fire pit tucked into your private yard. The property also includes an oversized detached heated garage (built 2016) with plenty of shop space, 220 wiring, built in benches and cabinets (20'x26'). The other outbuilding is perfect for storing water toys, tools, or another workshop space. It has large doors, power and a wood heater (14'x20').



The property has a well 110' deep, septic holding tank, gas line to the BBQ, garden beds and more. Surrounded by nature, yet close to amenities, this adorable lake cottage is truly a rare find. Your chance to own a little piece of paradise!

Built in 1973

### Essential Information

MLS® #	A2210433
Price	\$274,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	204 Red Wing Crescent
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

### Amenities

Parking Spaces	4
Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Back Yard, No Neighbours Behind, Gazebo, Lake, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall, Slab

## Additional Information

Date Listed	April 10th, 2025
Days on Market	69
Zoning	Lake Resort

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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