

# **\$575,000 - #127 & #129, 44101 Range Road 214, Rural Camrose County**

---

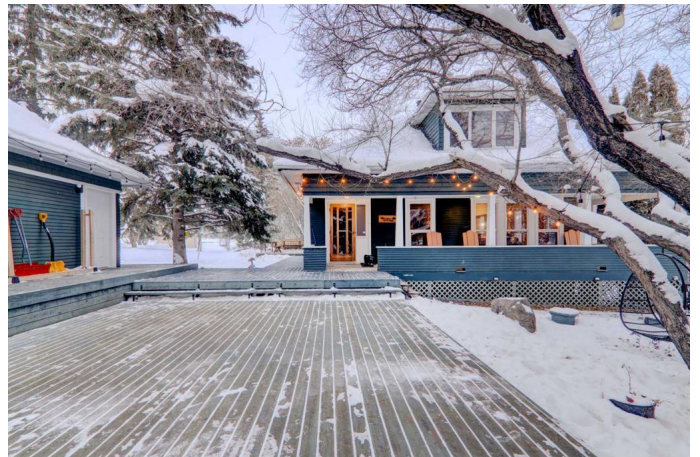
MLS® #A2211887

**\$575,000**

5 Bedroom, 3.00 Bathroom, 2,405 sqft  
Residential on 1.28 Acres

Little Beaver Lake Estates, Rural Camrose County, Alberta

Little Beaver Lake Lodge â€œ Turn-Key Lakeside Retreat & Income Property. Nestled on the tranquil shores of Little Beaver Lake in Camrose County and set on TWO LOTS for a combined total of 1.28 acres of land, this one-of-a-kind 4-bedroom, 3-bathroom lodge presents a rare opportunity to own a private, year-round lakeside sanctuary and/or a fully operational vacation rental business. Spaciously designed to sleep up to 17 guests, the lodge has been a consistent top-performer on VRBO and Airbnb with over 60 glowing 5-star reviews and an impressive 9.8/10 guest rating. Inside, guests enjoy a warm and welcoming space complete with a cozy fireplace, fully equipped kitchen, infrared sauna, high-speed internet, and washer/dryer. The home was thoughtfully constructed to remain cool in the summer and warm during Albertaâ€™s coldest winters, ensuring year-round comfort. Little Beaver Lake Lodge stands out as a proven income-generating investment, with an established online presence, outstanding guest satisfaction, and a stellar reputation for cleanliness, comfort, and charm. Its peaceful lakeside setting and abundance of amenities have made it a sought-after destination for families, large groups, and nature lovers alikeâ€”providing both repeat guests and steady bookings across all seasons. Outside, a private dock



leads to the lake, where kayaks and canoes await. Guests can unwind in hammocks, gather around the firepit, or explore the spacious yard surrounded by trees. Ideal for larger groups, it also accommodates intimate weddings, family gatherings, and events for up to 30 attendees. Located approximately 40 minutes from Camrose and under two hours from Edmonton, Little Beaver Lake Lodge offers both seclusion and accessibility. The surrounding area is perfect for birdwatching, snowmobiling, hunting, hiking, and more, while the property itself features excellent well water, room for gardening, and opportunities for firewood harvesting and a sustainable lifestyle. The sellers are open to negotiating the inclusion of furnishings and/or the established short-term rental business, offering flexibility for buyers looking to continue operating it as a thriving turn-key rental or transform it into a personal retreat. Whether you're looking for a lucrative short-term rental or your own peaceful retreat, this property is ready for its next chapter.

Built in 1928

### **Essential Information**

MLS® #	A2211887
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,405
Acres	1.28
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

## Community Information

Address	#127 & #129, 44101 Range Road 214
Subdivision	Little Beaver Lake Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

## Amenities

Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Separate Entrance, See Remarks, Sauna
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Views, Back Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	87
Zoning	LR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.