

# \$379,000 - 123 Red Wing Cresnet, Tillicum Beach

MLS® #A2224373

**\$379,000**

3 Bedroom, 3.00 Bathroom, 2,029 sqft  
Residential on 0.14 Acres

Tillicum Beach, Tillicum Beach, Alberta

Welcome to Tillicum Beach! This 4 season home has been extensively renovated, and full of income potential for the person wanting to rent out space or for the family that wants lots of space for family and friends to visit and enjoy!

The main level has had major improvements with the installation of a new structure beam added and a concrete slab foundation added, New footings so it is structurally sound for years to come.

The main floor is completely redone, with an eat in kitchen, living room, bedroom and a full bathroom, laundry, as well as a single garage! The upper level has been upgraded as well, with renovations that include ducting and new windows to the 3 season sun room making it 4 season! The addition of an ensuite to the primary bedroom and a walk in closet with laundry is just what it needed.

All electrical, plumbing and heating has been upgraded and inspected.

So thoroughly planned out there is a cozy wood burning stove for the chilly evenings, a guest bedroom, a well planned kitchen with coffee bar and bbq deck right off the kitchen! Speaking of decks you have many!!!! On the side of the house you have a well planned privacy deck that blocks any wind as well as an upper deck to peacefully sit and enjoy the view of the lake.

Did I mention the Bunkie? A separate heated space for what ever your heart desires! Extra space for guests or maybe a yoga or pottery



studio, the current owners have it as their quilting room, imagine a 16x16 room to do whatever you want with!!!

And the best part is it also has a huge 16x36 heated shop! With a 16 ft oversized door to accommodate pretty much anything!!

Lots of extra parking in the back as well as RV space with RV septic clean out plumbed into a holding tank for your convenience.

This is a must see property!!!

Life is better at the lake.

Built in 1968

### **Essential Information**

MLS® #	A2224373
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,029
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	123 Red Wing Crescent
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V2M1

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached

# of Garages 3

### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas, Wood Stove, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning Stove  
Basement None

### Exterior

Exterior Features Balcony  
Lot Description Back Yard, Low Maintenance Landscape, Views, Lake  
Roof Metal  
Construction Mixed, Vinyl Siding, Wood Frame  
Foundation Poured Concrete, Piling(s), Slab

### Additional Information

Date Listed May 25th, 2025  
Days on Market 31  
Zoning LR

### Listing Details

Listing Office Royal Lepage Rose Country Realty

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