



LAKESIDE LIVING AT LAC STE. ANNE

On-site marina with private boat slips.

The Estates at Waters Edge

by Sarah Pratt

Recreational lakefront property has long been thought of as a summer treat. You choose a weekend in May or June to open up your cottage and try to squeeze in as much time there before the leaves and the snow fall.

There is, however, a new development in Alberta that offers year-round lakeside living. The Estates at Waters Edge, located 45 minutes west of Edmonton at Lac Ste. Anne, is a community of condominium-style single-family homes. This secure, gated development is situated on a half-mile of south-facing lakeshore.

Summer at this lake includes walking and biking along the numerous pathways, enjoying boating and water sports, barbecues on the deck and watching a beachfront sunset. Winter brings a whole new list of outdoor activities, including snowmobiling, cross-country skiing,

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snowshoeing, skating and warming up at the fire pits. The Waters Edge developers plan to create an outdoor NHL-sized ice rink for skaters and hockey enthusiasts.

“This is really a four-seasons development with activities year-round,” said Rick Arndt, one of the project’s founders and developers.

A boat launch and maintained marina is included in the first phase of development, and additional boat slips will lie along the lakefront. And for social gatherings,

a clubhouse, including a kitchen, dining area and games room, can accommodate small groups and large, community events.

“There is really a sense of community here,” said Arndt. “And the clubhouse is great for getting everyone together.”

“We love to entertain,” said resident Joan Currie of Edmonton, “so it’s nice to have the option of the (clubhouse) as opposed to just your home. It’s gorgeous. In fact, we held a welcome-to-the-neighbourhood party there for friends as well as for the other people who have bought.”

Residents can also enjoy the beach, recreation area and playground, and future development involves a fitness centre, hot tub and outdoor swimming pool.

The residences themselves appear in eight classic floor plans and range from two to four bedrooms and 1,152-1,600 square feet. All are finished in the Craftsman style in your choice of colours. The purchase price includes a fully landscaped yard, storage shed, secure storage stall, paved driveway, parking pad, exposed aggregate sidewalks and a fire pit. Residences are also complete with a 10-year Progressive Home Warranty Program.

The interiors of the homes come in four different high-quality finishing packages, with energy-efficient designs and six low-energy appliances.

“We can custom design packages to suit each buyer’s specific needs,” said Arndt.

Upgrades are also available, including quartz counters, a gas fireplace, central vac system and a detached or attached garage.

A monthly condo fee ensures maintenance of all the common areas (clubhouse, marina, playground, beachfront recreation area, boat launch etc.), and includes water, sewage and an on-site manager. There is also lawn-care available for hire. The fees are based on operating expenses.

The area surrounding Waters Edge offers a healthy list of amenities. The Gunn store and gas station is just a few blocks away. Onoway and Alberta Beach offer commercial services including grocery and liquor stores, restaurants, a gas station, public library, hair salon, dollar store, hotel and golf course. Schools are nearby and the Barrhead and Stony Plain hospitals are only 30 minutes away.

The proximity to Edmonton is a major selling point for The Estates at Waters Edge, especially for winter getaways. A short drive on a well-maintained highway can get you to your lakefront home in no time. And for some buyers, these are their permanent homes.

“That is a real option for some,” said Arndt. “People from the area are seriously considering these homes for full-time living. And with full-service amenities and a water treatment plant, it’s a viable option.”

Many of the purchasers, however, are not from the Edmonton area.

“We have people from Peace River, Fort McMurray, Whitecourt and Calgary buying,” said Arndt. “They say this is the best value and location for this type of property that they could find.”

The first phase of Waters Edge is complete, with eight units left for sale, and phase two sales begin Sept. 6, during the Recreation Property Show at the Mayfield Trade Centre. Prices for a two-bedroom residence on a completely landscaped lot, plus amenities, start at just \$369,900. The first families took occupancy in May of this year, and the next wave will move in this fall.

There is an onsite show home and presentation centre, open weekends 12-5 p.m. and by appointment. Visit www.watersedgeestates.ca or call 1-877-405-1105 for more information.



Left: Exterior of the show home; all homes are finished in the Craftsman style in a variety of colors and finishes.

Above: Show home interior featuring the living room layout and finishes; homes are available in a variety of floor plans.

All Photos by: Matt Aubin - Purevision