

# \$655,000 - 508 Partridge Drive, Pelican Point

MLS® #A2214387

**\$655,000**

4 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.47 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

What a great opportunity to own lake property in the community of Pelican Point at Buffalo Lake. Pride in ownership show throughout this beautiful bungalow. Over 1500 ft.Â², built in 2014. It definitely shows new. As you step in you will appreciate the open floor plan. The main floor features a bright kitchen with newer stainless appliances and a large island with barstools. Great for entertaining and family gatherings. The dining room has garden doors to the three season sun room. Heated, window blinds and outside speakers make this a great place for your morning coffee. Spacious living room with cozy gas fireplace. Primary bedroom has a gorgeous five piece en suite with soaker tub and a step in shower and the bonus of a large walk-in closet. One more nice size bedroom and another four piece bath. Convenient main floor laundry with plenty of extra storage space. The finished basement has two more large bedrooms and another four piece bath. There is an extra large family room and an additional room which would make a great games room. This energy efficient home features in floor heat in the main floor, basement floor and both garages. The exterior walls are built with ICF block. Both efficient and quiet. Outside you have front deck and the bonus of two heated garages. The detached garage has 220 V and 30amp RV plug. You will love the size of this yard. 0.47 acres of open space surrounded by trees. There are so many possibilities. Room to park trailers when your friends visit and



more than enough room to play. You are only a short walk to the beach. Buffalo Lake is the largest lake in Central Alberta. This friendly community offers, boating, fishing, water sports, walking trails and in the winter months you have skating, crosscountry skiing, ice fishing and sledding. What a beautiful location to create new family memories. Start enjoying Lake life now.

Built in 2014

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2214387                         |
| Price          | \$655,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,536                            |
| Acres          | 0.47                             |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 508 Partridge Drive |
| Subdivision | Pelican Point_CAMR  |
| City        | Pelican Point       |
| County      | Camrose County      |
| Province    | Alberta             |
| Postal Code | T0B 0H0             |

### Amenities

|                |                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                                                                 |
| Parking        | Double Garage Attached, Double Garage Detached, Driveway, Front Drive, Heated Garage, Parking Pad, RV Access/Parking, 220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front |
| # of Garages   | 4                                                                                                                                                                                                 |

## Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Tankless Hot Water |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                                                            |
| Heating           | In Floor, Fireplace(s)                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                   |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden, RV Hookup                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Lake |
| Roof              | Asphalt Shingle                                      |
| Construction      | Cement Fiber Board, ICFs (Insulated Concrete Forms)  |
| Foundation        | ICF Block                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 17               |
| Zoning         | RES.             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal Lepage Rose Country Realty |
|----------------|----------------------------------|

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