

# **\$599,000 - 516 Pintail Drive, Pelican Point**

MLS® #A2119538

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,818 sqft

Residential on 0.46 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

A beautiful log home, walking distance to sandy beaches of Buffalo Lake, serenity of country living, it doesn't get much better than this! This charming log home has the space for any size family, over 1800 sqft. on main and upper floor and a finished basement, you will be impressed the minute you walk in, the main floor features a large living room, cozy fireplace and exposed beams throughout, the spacious dining room is perfect for those family gatherings, with garden doors to covered screened in deck, you will love the kitchen, wood cabinetry, beautiful granite counter tops, gas stove, the island is the perfect place to be when preparing those holiday dinners, convenient 2pc bathroom and laundry area off back door, the upper floor has a spacious primary bedroom with another cozy fireplace, tv and walk-in closet, 5pc Jack and Jill ensuite/ main bath, 2 more good size bedrooms, finished basement has perfect area for games room, extra large family room could be converted into huge sleeping area for family & friends, mechanical room has more than enough storage space, ICF block foundation and in-floor heat will make this a warm and cozy basement, you will spend as much time outside as you do inside, sit on the covered front deck with your morning coffee and watch the sunrise, then watch the sunset on the back deck, the screened in deck has N. gas for bar-bq and N. gas firepit, the 28'x40' garage has all the room to park & store all your lake toys, the 16'x28' addition to the back of



the garage was used as a greenhouse, a great place to start your plants for the 6 raised garden beds, all this sits on a large .46 acre lot, you will truly enjoy all four seasons in this picturesque location, Buffalo Lake is the largest lake in central AB. boating, fishing, paddle boarding in the warm months, skating, sledding, cross country ski, ice fishing in the winter months, what a beautiful place to create your family memories

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2119538    |
| Price          | \$599,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.46        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 516 Pintail Drive  |
| Subdivision | Pelican Point_CAMR |
| City        | Pelican Point      |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 0H0            |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Quad or More |

|              |          |
|--------------|----------|
|              | Detached |
| # of Garages | 2        |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wood Windows |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings   |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Living Room, Master Bedroom   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Subdivided, Treed |
| Roof              | Metal  |
| Construction      | ICFs (Insulated Concrete Forms), Log, Stone, Wood Frame  |
| Foundation        | ICF Block  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Days on Market | 467             |
| Zoning         | LAKE RESORT     |

## Listing Details

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

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