

# \$549,000 - 1622 Pintail Drive, Pelican Point

MLS® #A2197118

**\$549,000**

1 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.48 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

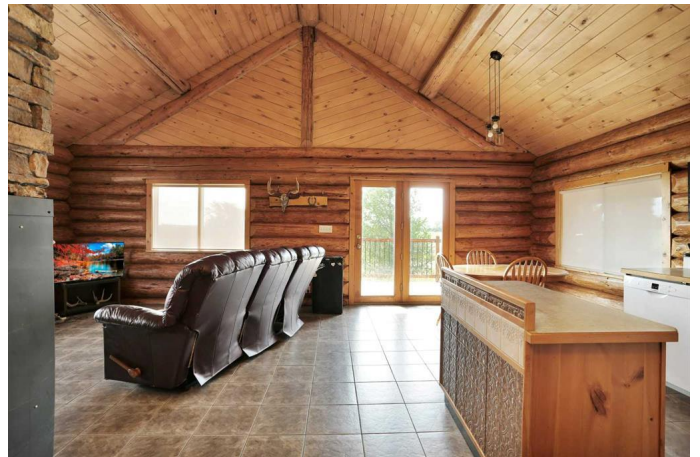
A LOG HOME LIFESTYLE ON A NEW ICF UNFINISHED BASEMENT IN PELICAN POINT BY BUFFALO LAKE (a). 1991 - 1 bedroom, 1 bathroom, with open loft on a newly poured ICF basement, PLEASE NOTE This property can be sold in two ways, AS IS and new owner can finish the project or an additional 3 beds and 1 bath will be roughed in the basement on or before possession day. (b) will be unfinished, ready for you to make it your own (c). Basement will have New furnace, new hot water tank and plumbed in for a 2nd bathroom. Left as an open space for new owners to finish as they wish (d). New Cistern, New Septic Holding Tank (e). Log home is in place on the basement and is currently being worked on and in process of the final touches (f). Open concept log home, plenty of kitchen counter space and cozy loft make it the perfect for entertaining family and friends (g). Large 0.48 acre irregular shaped lot, allowing room for a garage, RV parking pad and room for all your toys for life at the lake (h). Less than a 10 min walk to the beach and boat launch (i). Pelican Point to Red Deer 1hr 10 mins - Pelican Point to Calgary 2.5 hrs - Pelican Point to Edmonton 1hr 45mins. Fresh water is Holding tank. Septic is Holding tank

Built in 1991

## Essential Information

MLS® #

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Price	\$549,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.48
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	1622 Pintail Drive
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0C 3C0

### Amenities

Parking Spaces	1
Parking	None

### Interior

Interior Features	Kitchen Island, Laminate Counters, Natural Woodwork, Beamed Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot, Lake
Roof	Metal
Construction	Log
Foundation	ICF Block

### Additional Information

Date Listed	February 24th, 2025
Days on Market	62
Zoning	LR

## **Listing Details**

Listing Office	eXp Realty
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