

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

MLS® #A2197118

**\$549,000**

1 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.48 Acres

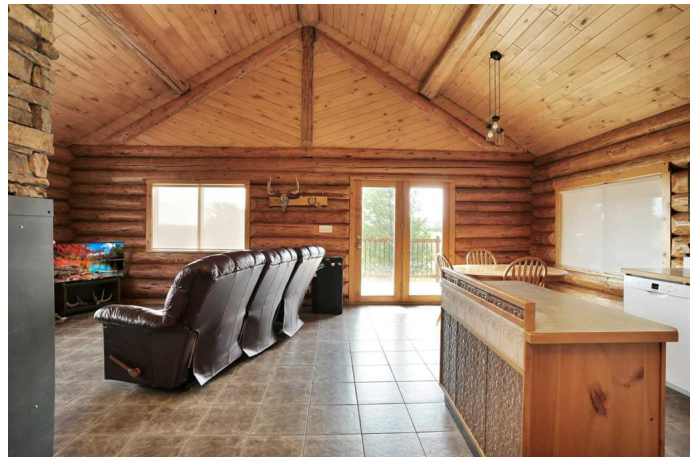
Pelican Point\_CAMR, Pelican Point, Alberta

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. A new owner can finish the project themselves for a DISCOUNTED PRICE, as currently the septic tank is in, the gas is to be hooked up to the furnace and water tank to be hooked up as well as the front deck will be finished on or before possession date. The basement will be unfinished, ready for you to make it your own. If you would like more finishing on the home there is a building plan to have 3 bedrooms and 1 bathroom roughed in and all work completed for on or before possession day. Less than a 10 min walk to the beach and boat launch. It is a beautiful 4 season cabin that has great value. 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® #	A2197118
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	Unfinished, See Remarks

### 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	80
Zoning	LR

Listing Details

Listing Office                    eXp Realty

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