

# \$345,000 - 613 Partridge Drive, Pelican Point

MLS® #A2195752

**\$345,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.52 Acres

NONE, Pelican Point, Alberta

Alberta awaits at 613 Partridge Drive! This is what every kid's summers should be, a place to make memories with the ones you love the most. Spend your days on the waters of Buffalo Lake, Alberta's largest lake south of Edmonton! Hang on the beach and catch some summer sun, make the most of the trails and see mother nature in her beautiful fall colours, or get a group of buddies together and catch some Jack from the comforts of the ice fishing shack! 613 is tucked away under the trees with two bedrooms, a full bathroom and a laundry room that could easily become another bedroom. An open concept kitchen/living with a wood burning stove tying the space together. Nothing better than the smell of a wood fire in a home. To the back we have a fully enclosed sun room and a door to the back deck and yard. Everyone knows it gets hot and steamy around here in the summer months, we've got ya covered with a central air conditioning unit. The crawl space is fully insulated and the walls have been sealed off to keep it dry, warm and beautiful down there. Enjoy your projects in the big double detached garage, complete with concrete floor and floor drain so the boat can drip off after you've pulled it out of the marina a few blocks away. WHAT A YARD! Wonderfully established and BIG, better book the family reunion here from now on.. Last but not least, this property enjoys its own well and septic system so shower as long as you want! Friends, if you have one in your hand, raise a



glass to Buffalo Lake, where good times roam!

Built in 1981

### **Essential Information**

MLS® #	A2195752
Price	\$345,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.52
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	613 Partridge Drive
Subdivision	NONE
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking	Double Garage Detached, Insulated, Off Street, Parkade, Driveway
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Metal, Wood Burning Stove

Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 19th, 2025
Days on Market	94
Zoning	Lake Resort (LR)

## Listing Details

Listing Office	Alberta Realty Inc.
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