



**606 Pigeon Close  
Pelican Point, Alberta**

**MLS # A2284019**



**\$549,900**

<b>Division:</b>	Pelican Point_CAMR		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking		
<b>Lot Size:</b>	0.68 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** GAZEBO, SHED,

Experience the perfect balance of lakeside living and peaceful privacy in this exceptional property. 2944 square foot bungalow plus 1066 square feet of garage space! Set on a 0.68 acre lot away from city noise yet just minutes from the beach, this four-bedroom, three-bathroom home offers comfort, functionality, and room to grow. The open-concept main floor showcases a beautifully designed kitchen with rich cherrywood cabinetry, a large island with a built-in wine rack, and a gas burner stove—ideal for both everyday living and entertaining. A convenient main-floor laundry and a full bathroom with a luxurious soaker tub complete the space. The living and dining area is anchored by a striking stone-faced, wood-burning fireplace, while vaulted ceilings enhance the home’s bright, airy feel. The oversized 21' x 13'6" primary bedroom serves as a private retreat, featuring high ceilings, double doors, and a generous walk-through ensuite. The fully finished basement adds versatile living space with a family room, an additional bedroom, 3 piece bathroom and a den—perfect for guests, hobbies, or a home office. Additional features include air conditioning, a drilled water well, and a septic system with field. Plus for the person who loves spending time in the garage working on vehicles, tinkering on projects or wood working - this attached oversized four car garage is the perfect fit for the car enthusiast or hobbyist! Lots of room for vehicles with room to spare! Step outside to a spacious covered and screened-in deck (27' x 12'), extending your living space into the outdoors. The large, private yard is complete with a firepit, gazebo, and two storage sheds. Located near Buffalo Lake, a premier recreational destination, Pelican Point provides access to a public beach, campground, playground, and fully paved roads—making this an ideal year-round

or seasonal retreat. Get ready to enjoy all the aspects of lake living - whether it being walking and cycling, lawn games, campfires, beach days or watersports - this exceptional property gives you an abundance of lake lifestyle and country-like living pleasures. Pelican Point is a welcoming neighborhood that has a community association that organizes community events to participate in and enjoy the comradery!

Make your move -there is lots of time to enjoy winter activities still and be ready for summer at the lake!