



**502 Plover Close
Pelican Point, Alberta**

MLS # A2292921



\$389,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,025 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Piling(s)	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Sheds

Looking for a getaway? This beautiful property is tucked in the bush away from the hustle and bustle, but still within a 2 minute walk to the beach. Located near the end of a close, on a Large Lot, this Home or Cabin is worth the look. House was moved onto location in 2018, and nicely situated in the back corner of the lot allowing ample room to park the holiday trailers if you so chose. The house features a huge 12' wide by 23' long deck, and a bonus 12' by 10' deck area by the door, allowing for lots of space to BBQ and entertain. Deck is zero maintenance with aluminum glass railing. Inside the house you are greeted with a Large entry featuring a sink, Genius! Entry flows into the spacious kitchen and onward to the Bright Living Room. There are two bedrooms inside with a very nice 4 pce bath, and a Bonus room by the Entry which could be used as a Den, Office, playroom, storage, gym, or whatever you feel fit. You will enjoy the updated vinyl windows. Furnace and Hot Water tank were new in 2018. Roof is metal! Back outside you will enjoy you large yard which is mostly washed rock. There are 2 sheds and a shelter shed which is perfect for your outside cooking. Lots of room to park your guests holiday trailers, with multiple plug ins for the RVs. Come enjoy and Relax in peace.