



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**1617 Feltham Drive
Pelican Point, Alberta**

MLS # A2302426



\$385,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,599 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.54 Acre		
Lot Feat:	Lake, Lawn, Level, No Back Lane, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-41-20-W4
Exterior:	Concrete, Wood Frame	Zoning:	LR
Foundation:	Piling(s), Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wood Counters

Inclusions: None

Welcome to Buffalo Lake! One of Alberta's finest natural wonders at over 17 km long and actually shaped like a buffalo! Get the best of lake and country living in this beautiful farmhouse at the edge of Feltham Estates. Situated on a brand new foundation with a head to toe renovation, you can simply bring your bags and make the most of our beautiful Alberta summers. Enjoy your morning coffee or your evening barbeque on the iconic wraparound porch. Open concept kitchen/living allows for ideal entertaining, and a large master bedroom with new carpet, walk-in closet and Jack and Jill doors into the main floor bathroom with accompanying main floor laundry. Upstairs, two more fantastic bedrooms, a second bathroom with walk-in shower, and a flex space that would make a great office or just a spot for the kids to play. Feltham Estates is set up on a haul-in/haul-out basis, so you needn't worry about well or septic maintenance. Walking distance to Pelican Point's beautiful sandy beach, where there is great swimming, great fishing, and great boating! Just 10 minutes away are two separate 9 hole golf courses and the mighty Town Of Bashaw, Alberta. Ten minutes the other way and you can explore the head of The Great Canadian Badlands and the world's largest lamp in Donalda. A fine lake home for your family to enjoy for many years to come. This is Alberta, Amen!