



GRASSROOTS
REALTY GROUP

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402 East Puffin Street
Pelican Point, Alberta

MLS # A2333617



\$590,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.55 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vinyl Windows		

Inclusions: Shed

You are not going to find a better looked after place than this one! Located at Pelican Point on Buffalo Lake, this home with detached garage (26'x36'), huge deck (48'x20'), private back yard surrounded by trees with a Gazebo featuring its own Fireplace, a garden shed (10'x20'), additional firepit tucked in the trees, good water well, septic with field, paved driveway. Windows and siding were done in 2007, Furnace 2017, Kitchen cabinets in 2017, shingles 2017, Gazebo built in 2021, Outdoor fireplace in 2024, Overhead furnace in garage in 2023. It just doesn't end what this place has to offer. In the house you have your Large kitchen with lots of kitchen cabinets, and doors to your deck. The front facing living room has a Wood burning fireplace and hard wood floors. Also on the main floor are three bedrooms, laundry room, and 2 baths with your 3 piece ensuite. Downstairs you have your open Great Room featuring a gas fireplace and a WET BAR with an island to host your lake friends. Add a couple additional bedrooms and an office space plus another bathroom. Sounds good inside, but outside is just as good or better. The two tiered deck overlooks your private backyard that is perimeter treed. If its windy it won't be there. Plus the covered outside fireplace is a perfect place for nighttime relaxing. The double detached garage is heated with a new overhead furnace. The floor is so clean in the garage you feel like you should take your shoes off, but you can leave them on. Garage is 36' wide by 26' deep. Lots of room to tinker, and there is a great floor drain as well which helps keep it clean. Pelican Point is located on the North shore of Buffalo Lake. Located an hour from Red Deer, and in between Camrose and Stettler. Buffalo Lake is a great lake in the Heart of Alberta.

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