



GRASSROOTS
REALTY GROUP

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**521 Partridge Crescent
Pelican Point, Alberta**

MLS # A2334170



\$529,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.58 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Playcenter, Kids playhouse/Shed

You need to live somewhere....why not the LAKE?!?! Experience a close knit COMMUNITY, a HALF ACRE of private yard on a quiet cud-de-sac with open greenspace beside you! Skip the city noise, and enjoy the essence of country style living while at the lake. This year-around bungalow is fresh, crisp and ready! The huge yard is completely fenced - ready for kids and pets, is extremely private, and has TONS of space to host family and friends. Complete with wonderful deck space, a 24x24 detached garage, kids playcenter and cute little shed / playhouse. Inside, you are welcomed into a wonderful entry with built-in storage, functional and bright open concept kitchen-dining-living room and a main floor laundry!! 2 bedrooms and a full bath round out the main floor. Downstairs is fully finished, bright, high ceilings and includes a massive family/rec room and a 3rd massive bedroom with a newly renovated full bath. This property is perfect for those wanting peace and quiet with a quick commute to Bashaw or Stettler and only 1 HR drive to YEG. YES!!! You can have it all!!! Great for those moving off the farm (and definitely NOT ready for town life), a young family ready to experience recreational living at its best (with busing to the wonderful Bashaw school), or those who just need the perfect spot to escape - anytime of year. Pelican point has pavement all the way and is a host to many wonderful events throughout the year, a massive beach and an excellent community with many full time residents.