

# \$525,000 - 521 Partridge Crescent, Pelican Point

MLS® #A2212248

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.57 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

WELCOME TO ALBERTA! From Alberta's largest lake south of Edmonton, Buffalo Lake, comes this inviting 2008 build on just under an acre. Featuring an Instagram worthy modern farmhouse decor, the open concept kitchen, dining and living room are flooded in natural light and look upon the big front yard. Premium stainless appliances and real wood cabinets for the chef in your life. Big master bedroom easily handles the grand king bedroom set, plus a four piece bathroom, main floor laundry and healthy second bedroom completing our main floor. Admire the beautiful custom built-ins at the entry way welcoming guests into a home that's a cut above. Downstairs they continued the theme of big usable rooms with a huge third bedroom through French Doors, just across the hall from a half bath. The family room is finished and like the main floor, is flooded by natural light through great big basement windows. Kept warm by in-floor heat and forced air for upstairs. Overall the home is serene and airy, everything you want at the lake! The exterior features stone and premium vinyl siding, carried all the way over to the heated, double detached garage with automatic overhead door. A 10X10' garden shed with front overhang completes the building infrastructure, but we're not done because we still haven't covered the playground and fire pit area! The home features its own well and double septic tanks, all hidden away at the end of the Partridge Crescent, tucked under the spruce tree shelter



belt and new fence! Buffalo Lake is massive and is literally shaped like a Buffalo. The public beach and boat launch is walking distance, there's great Jack fishing and power sports and most important of all, not 7,000,000 people every weekend. Ten minutes to Bashaw, half hour to Stettler & Camrose, 1.25 hours to the Leduc airport. "Buffalo Lake - where good times roam!"

Built in 2008

### **Essential Information**

MLS® #	A2212248
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.57
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	521 Partridge Crescent
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	16
Parking	Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Natural Woodwork
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Playground, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Secluded, Dog Run Fenced In, Few Trees, Gentle Sloping, Lake, Open Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	8
Zoning	LR

## Listing Details

Listing Office	Alberta Realty Inc.
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