

# \$395,000 - 1622 Pintail Drive, Pelican Point

MLS® #A2197118

**\$395,000**

1 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.48 Acres

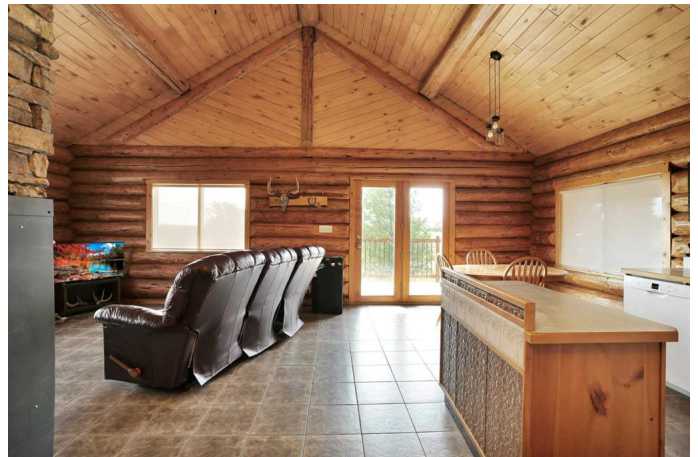
Pelican Point\_CAMR, Pelican Point, Alberta

**BIG PRICE ADJUSTMENT!! LOG HOME LIFESTYLE ON A NEW ICF UNFINISHED BASEMENT IN PELICAN POINT BY BUFFALO LAKE (a).** 1991 - 1 bedroom, 1 bathroom, with open loft on a newly poured ICF basement, as currently the septic tank is in, the gas is to be hooked up to the furnace and water tank to be hooked up as well as the front deck will be finished on or before possession date. The basement will be unfinished, ready for you to make it your own.. Less than a 10 min walk to the beach and boat launch. It is a beautiful 4 season cabin that has great value. Make this cottage your onw with great value. Pelican Point to Red Deer 1hr 10 mins - Pelican Point to Calgary 2.5 hrs - Pelican Point to Edmonton 1hr 45mins. Fresh water is Holding tank. Septic is Holding tank

Built in 1991

## Essential Information

MLS® #	A2197118
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.48
Year Built	1991
Type	Residential



Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	1622 Pintail Drive
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0C 3C0

### Amenities

Parking Spaces	1
Parking	None

### Interior

Interior Features	Kitchen Island, Laminate Counters, Beamed Ceilings, Natural Woodwork
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lake, Irregular Lot
Roof	Metal
Construction	Log
Foundation	ICF Block

### Additional Information

Date Listed	February 24th, 2025
Days on Market	160
Zoning	LR

### Listing Details

Listing Office	eXp Realty
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