

# \$480,000 - 521 Partridge Crescent, Pelican Point

MLS® #A2242080

**\$480,000**

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® #         | A2242080    |
| Price          | \$480,000   |
| 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, Natural Woodwork, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                              |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas                                                  |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 5               |
| Zoning         | LR              |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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