

# \$345,000 - 613 Partridge Drive, Pelican Point

MLS® #A2195752

**\$345,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.52 Acres

NONE, Pelican Point, Alberta

Alberta awaits at 613 Partridge Drive! This is what every kid's summers should be, a place to make memories with the ones you love the most. Spend your days on the waters of Buffalo Lake, Alberta's largest lake south of Edmonton! Hang on the beach and catch some summer sun, make the most of the trails and see mother nature in her beautiful fall colours, or get a group of buddies together and catch some Jack from the comforts of the ice fishing shack! 613 is tucked away under the trees with two bedrooms, a full bathroom and a laundry room that could easily become another bedroom. An open concept kitchen/living with a wood burning stove tying the space together. Nothing better than the smell of a wood fire in a home. To the back we have a fully enclosed sun room and a door to the back deck and yard. Everyone knows it gets hot and steamy around here in the summer months, we've got ya covered with a central air conditioning unit. The crawl space is fully insulated and the walls have been sealed off to keep it dry, warm and beautiful down there. Enjoy your projects in the big double detached garage, complete with concrete floor and floor drain so the boat can drip off after you've pulled it out of the marina a few blocks away. WHAT A YARD! Wonderfully established and BIG, better book the family reunion here from now on.. Last but not least, this property enjoys its own well and septic system so shower as long as you want! Friends, if you have one in your hand, raise a



glass to Buffalo Lake, where good times roam!

Built in 1981

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2195752                         |
| Price          | \$345,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 864                              |
| Acres          | 0.52                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 613 Partridge Drive |
| Subdivision | NONE                |
| City        | Pelican Point       |
| County      | Camrose County      |
| Province    | Alberta             |
| Postal Code | T0B 0H0             |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Detached, Insulated, Off Street, Parkade, Driveway |
| # of Garages | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan                         |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                |
| Cooling           | None                                   |
| Fireplace         | Yes                                    |
| # of Fireplaces   | 1                                      |
| Fireplaces        | Living Room, Metal, Wood Burning Stove |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Crawl Space, Partial, Unfinished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed                          |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 79                  |
| Zoning         | Lake Resort (LR)    |

## Listing Details

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

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