

# \$350,000 - 153, 20419 412 Township, Rural Camrose County

---

MLS® #A2196094

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.20 Acres

Pelican View Estates, Rural Camrose County,  
Alberta

LAKEFRONT LOT at Pelican View Estates, located on the North Shore of beautiful Buffalo Lake. Lakefront lot's are few and far between so be sure to capture this amazing opportunity. This is a south facing LAKEFRONT lot with breathtaking views of the lake, with a Boat slip in the communal dock included in the sale. Pelican View Estates is a prestigious lake community with stunning residential development, walking trails, large sandy beaches and numerous community events to be enjoyed with family and friends throughout the year. Fully serviced with pavement right to your front door. Located just 10 minutes east of Bashaw, and Under 2.5 hours from both Calgary and Edmonton. Come and claim your piece of paradise!



## Essential Information

MLS® #	A2196094
Price	\$350,000
Bathrooms	0.00
Acres	0.20
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	153, 20419 412 Township
Subdivision	Pelican View Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Is Waterfront	Yes
Waterfront	Beach Access, Lake, Waterfront

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	157
Zoning	Residential

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.