

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

MLS® #A2248698

**\$395,000**

1 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.44 Acres

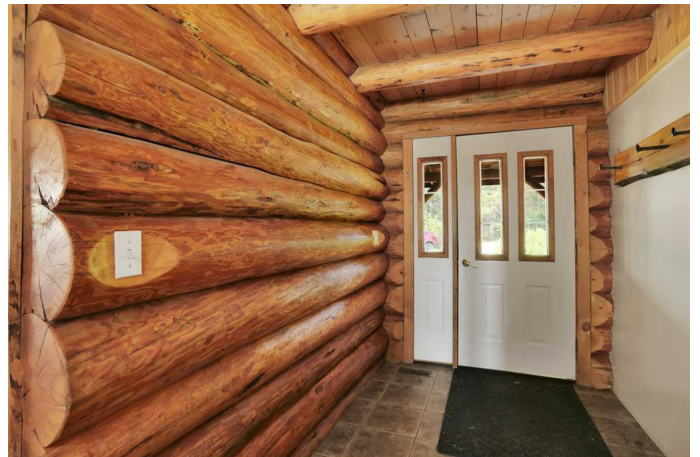
Pelican Point\_CAMR, Pelican Point, Alberta

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® #         | A2248698    |
| Price          | \$395,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,115       |
| Acres          | 0.44        |
| 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 | Beamed Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Microwave, Washer/Dryer          |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | See Remarks, Unfinished                                              |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | LR                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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