

# \$379,000 - 109, 20419 Township Road 412, Rural Camrose County

MLS® #A2178832

**\$379,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

Pelican View Estates, Rural Camrose County,  
Alberta

A magnificent lakefront property backing on to one of the best lakes in Alberta! A short drive from major cities and towns, 109 Lakeshore Drive is situated on 0.28 acres of land, a south facing lot with direct access to Buffalo Lake, communal dock systems with the convenience of purchasing your own boat slip and a real opportunity to build your home away from home. Being nestled in a provincial park, this is your chance to take advantage of everything nature has to offer including all of the water sports you could ever want: jet-skiing, pontoon boating, fishing boat, ice fishing – all year round activities! Neighboring lot 43 is also for sale and has the possibility of combining the two to make one massive lot. If that appeals to you, house plans can be available. Discover Alberta's best kept secret at Pelican View Estates with fully serviced lots, paved access to your property and local schooling with recreation facilities. Your future is calling – don't let this opportunity pass you by!



## Essential Information

MLS® #	A2178832
Price	\$379,000
Bathrooms	0.00
Acres	0.28

Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	109, 20419 Township Road 412
Subdivision	Pelican View Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

**Amenities**

Amenities	Beach Access
-----------	--------------

**Additional Information**

Date Listed	November 12th, 2024
Days on Market	157
Zoning	LR

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.