

# \$559,900 - 507 Partridge Drive, Pelican Point

MLS® #A2200509

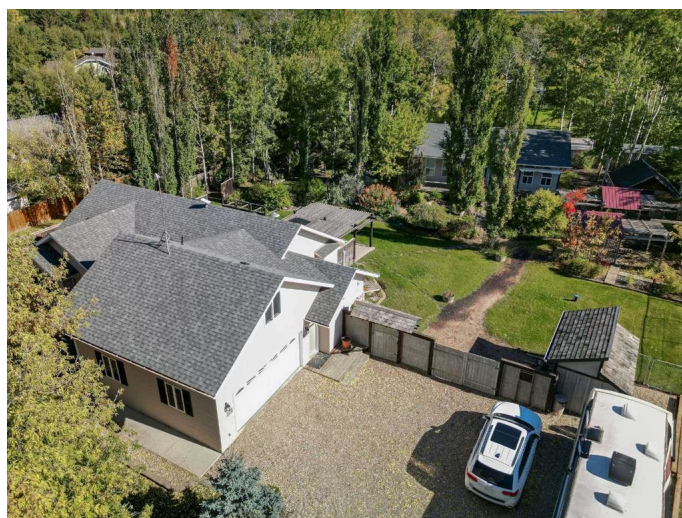
**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.70 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

Welcome to 507 Partridge Drive at Pelican Point! This home is your personal lakeside retreat, on an impressive 0.67-acres with a serene resort-like setting perfect for creating lasting memories with family and friends. The home is impressive in so many ways. Inside youâ€™ll find 9-foot ceilings, in floor heat in the garage and house, an abundance of natural light and a very inviting open concept. Outside is your fully fenced, private backyard thatâ€™s an absolute oasis with lush perennials, trees, a fire-pit area, storage shed and even space with plug ins for an RV. The main level features 3 spacious bedrooms, 3 bathrooms, the convenience of main floor laundry and a furnace/storage room. The open-concept design flows seamlessly from the living room with gas fireplace to the chef-inspired kitchen with a functional island and breakfast bar. Down the main hall is a wonderfully designed and private reading room/library. The primary bedroom suite is your little slice of heaven with a wonderful 5 piece ensuite, including a jetted tub and walk in closet. With private access to the backyard, this primary suite will not disappoint. Off the living room are stairs leading up to your bonus room. Perfect for movie nights or watching the games. Back on the main level, the dining room is bright with patio doors that open to your expansive outdoor space, perfect for entertaining. Thereâ€™s aggregate patio, sheltered by a charming pergola, and enjoy the convenience of a space prepped for a



future hot tub.

The oversized attached double garage provides ample storage, complete with a floor drain and in-floor heating. Just when you thought the property couldn't get better, step outside and find an impressive guest house. The perfect place for family or friends who are visiting. There's a 3 piece bathroom, rec room on one side and a room for sleeping on the other. All kept warm and comfortable with a natural gas forced-air furnace. The guest house also features its own deck, perfect for outdoor relaxation. This is the perfect hangout for the kids, grandkids, family and friends. So many options for this space to be whatever you want it to be!

With newer shingles on all buildings, a well, and septic tank & field in place, you can move in with peace of mind.

Pelican Point is a highly sought-after resort community located on the north shore of Buffalo Lake. There's no shortage outdoor activities all year long: fishing, hiking, ATVing, boating, and beach fun in the summer; ice fishing, cross-country skiing, snowshoeing, snowmobiling, and skating in the winter. The property is just 15 minutes to Bashaw, 30 minutes to Stettler, and 40 minutes to Camrose, 1 hr 40 minutes from Edmonton and 2.5 hours from Calgary. Plus, with the school bus stopping right outside and a new school in Bashaw, this is a perfect family-friendly location. Lake life is waiting for you!

Built in 2004

## Essential Information

MLS® #	A2200509
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,967
Acres	0.70
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	507 Partridge Drive
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Irregular Lot, Lake, Landscaped, Private, Treed, Many Trees
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	16
Zoning	C rec

**Listing Details**

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

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.