



**601 Pintail Drive  
Pelican Point, Alberta**

**MLS # A2253612**



**\$325,000**

<b>Division:</b>	Pelican Point_CAMR		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, See Remarks		

<b>Heating:</b>	Other, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	LR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks		

**Inclusions:** Hot tub, outside fridge and wet bar

This beautiful 4-season cabin in Pelican Point combines rustic charm with modern comfort and is a perfect year-round getaway! With 2-bedrooms, 2-bathrooms, it is a relaxing retreat that captures the essence of lakeside living. It boasts an inviting open-style design, highlighted by wood-beamed ceilings that exude warmth and character. A cozy wood-burning fireplace takes center stage, perfect for those cool evenings, while the farm sink and wood features throughout provide a touch of rustic elegance. You will love the massive back covered deck that has an outdoor kitchen and hot tub overlooking a huge lot and park, making it an ideal lakeside escape for those seeking solace in the great outdoors. Don't miss the chance to own your piece of paradise in Pelican Point!