



**606 Pigeon Close
Pelican Point, Alberta**

MLS # A2284019



\$569,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,016 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking		
Lot Size:	0.68 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RL
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: GAZEBO, SHED,

Experience the perfect balance of lakeside living and peaceful privacy in this exceptional property. 2944 square foot bungalow plus 1066 square feet of garage space! Set on a 0.68 acre lot away from city noise yet just minutes from the beach, this four-bedroom, three-bathroom home offers comfort, functionality, and room to grow. The open-concept main floor showcases a beautifully designed kitchen with rich cherrywood cabinetry, a large island with a built-in wine rack, and a gas burner stove—ideal for both everyday living and entertaining. A convenient main-floor laundry and a full bathroom with a luxurious soaker tub complete the space. The living and dining area is anchored by a striking stone-faced, wood-burning fireplace, while vaulted ceilings enhance the home’s bright, airy feel. The oversized 21' x 13'6" primary bedroom serves as a private retreat, featuring high ceilings, double doors, and a generous walk-through ensuite. The fully finished basement adds versatile living space with a family room, an additional bedroom, 3 piece bathroom and a den—perfect for guests, hobbies, or a home office. Additional features include air conditioning, a drilled water well, and a septic system with field. Plus for the person who loves spending time in the garage working on vehicles, tinkering on projects or wood working - this attached oversized four car garage is the perfect fit for the car enthusiast or hobbyist! Lots of room for vehicles with room to spare! Step outside to a spacious covered and screened-in deck (27' x 12'), extending your living space into the outdoors. The large, private yard is complete with a firepit, gazebo, and two storage sheds. Located near Buffalo Lake, a premier recreational destination, Pelican Point provides access to a public beach, campground, playground, and fully paved roads—making this an ideal year-round

or seasonal retreat. Get ready to enjoy all the aspects of lake living - whether it being walking and cycling, lawn games, campfires, beach days or watersports - this exceptional property gives you an abundance of lake lifestyle and country-like living pleasures. Pelican Point is a welcoming neighborhood that has a community association that organizes community events to participate in and enjoy the comradery!
Make your move -there is lots of time to enjoy winter activities still and be ready for summer at the lake!