



**256 Lake Street  
Rural Camrose County, Alberta**

**MLS # A2087845**

**\$799,900**



<b>Division:</b>	Pelican View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 77
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Mixed, Stone, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, Open Floorplan, Wet Bar		

**Inclusions:** n/a

Who would love the opportunity to work with an award-winning builder to chose your own finishes on this Custom Lake Bungalow on the north shores of Buffalo Lake at Pelican View Estates?! A completely finished 5 bedroom, 3 bathroom home with double attached garage and tons of room for everyone. Open concept living spaces with massive amounts of room for your family and friends to join and gather; Main floor living with primary bedroom, Walk-in closet and Ensuite as well as main floor Laundry. This sleek and modern home includes luxury finishes and flooring throughout the interior while the exterior will be top-notch utilizing a lovely front porch as well as the large rear open and covered decks to maximize the sun and lake views. Gorgeous sunsets to the west await you as you wind down the day and relive the adventures and memories made. This New Customizable Build is located in the prestigious community of Pelican View Estates on the Largest lake in Central Alberta. This well planned and developing community offers so much to its residents! Community dock that you can add your own boat slip and boat lift to; multiple community beaches that are beautifully maintained, walking and bike trails, Summer events AND Winter events including a skating rink, ice curling, cross country skiing, snowmobiling and ice fishing. It doesn't matter what the time of year is&hellip;.there is ALWAYS life to enjoy and memories to be made at the lake. With pavement to your front door &ndash; you won't find better access to your dream lake home, and with this build already planned &ndash; you won't find a better time to make your lake dreams a reality. You have the chance to customize this stunning home to suite your individual needs.