



GRASSROOTS
REALTY GROUP

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1709 Partridge Drive
Rural Camrose County, Alberta

MLS # A2205402



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,404 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.46 Acre		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Mar		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-41-20-W4
Exterior:	Composite Siding, Concrete	Zoning:	LR
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: dishwasher(2), Oven(2), Fridge(2), washer/dryer(2), microwave(2), Counter chairs (4)

Experience the best of lake life at Pelican Point, a vibrant resort community in Rural Camrose County, Alberta. This exceptional property sits on a beautifully landscaped $\frac{12}{100}$ -acre fenced lot, just a 2-minute walk from the coveted white sand beaches of Buffalo Lake, Central Alberta's largest lake. At the heart of this retreat is a charming main residence featuring a wraparound deck, an inviting river stone gas fireplace, and an open-concept gourmet kitchen with custom cabinetry, a spacious island, granite counters, and modern stainless-steel appliances. Floor-to-ceiling windows offer panoramic views, while the three-season sunroom—equipped with an adjustable 4-track vinyl window system—provides the perfect space to relax. A versatile additional room can serve as a guest bedroom, office, or yoga space. The luxurious loft-style primary suite is a true sanctuary, offering a windowed dressing room with custom storage and a spa-inspired 5-piece ensuite with picturesque garden views. Adding to the appeal is a beautiful river stone-accented heated, two-car garage with second floor loft space that has 2 bedrooms and it's own kitchen, dining and living open concept great room complete with a fireplace as well! Step onto the property through Victorian iron gates and a vine-covered archway leading to a river stone-accented dream home and a winding concrete walkway and backyard oasis. Outdoor amenities include: two garden sheds, a wood shed, an RV parking spot with a full-service hookup, and a screened gazebo for sun shade and relaxing evenings complete with chandelier. The landscaped property is filled with diverse flora, attracting birds, butterflies, and more. Enjoy year-round activities, including fishing, water sports, ice fishing, sledding, skiing and nature trails for walking. Conveniently located just 10 minutes from

Bashaw, 50 minutes from Red Deer, and 90 minutes from Edmonton International Airport, this lakeside escape offers both tranquility and accessibility. Don't miss this rare opportunity to own a one-of-a-kind property at Pelican Point.