

1709 Pratrige Drive  
Rural Camrose County, Alberta

MLS # A2162656



## \$759,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Trees,		

<b>Heating:</b>	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-14-20-W4
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	resort
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** washer/dryer, stove (x2), Microwave (x2), refrigerator (x2), dishwasher (x2)

Discover a rare opportunity at Pelican Point, a vibrant lake resort community in Rural Camrose County, Alberta. This charming cottage, set on a stunning 12-acre fenced oasis, is just a 2-minute walk from the sought-after white sand beaches of Buffalo Lake—Central Alberta's largest lake! A heated 2-car garage includes a stunning 2-bedroom loft with a full kitchen, living room, stainless-steel appliances, and a gas fireplace. Enjoy views from the large deck or use it as a guest space or rental opportunity. Enter through Victorian iron gates and a vine-covered archway to find a beautiful river stone-accented carriage house and a winding concrete walkway leading to your dream home. The main house boasts a large wraparound deck and a cozy river stone gas fireplace. The open-concept interior features a gourmet kitchen with custom cupboards, a large island, and modern stainless-steel appliances. Enjoy panoramic views through floor-to-ceiling windows or relax in the 3-season sunroom with an adjustable 4-track vinyl window system. A versatile additional room offers space for a guest bedroom, office, or yoga room. The upstairs loft master suite rivals a 5-star spa, complete with a windowed dressing room, custom storage, and a luxurious 5-piece ensuite with garden views. Outside, find two garden sheds, a wood shed, an RV parking spot with a full-service hookup, and a screened gazebo for relaxing evenings. 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 more. Only 10 minutes from Bashaw, 50 minutes from Red Deer, and 90 minutes from Edmonton Airport, this location offers a perfect spot to create new family memories. Don't miss this chance to enjoy lake life in all four seasons!