

# \$135,000 - 1601 Pintail Drive, Pelican Point

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MLS® #A2218869

**\$135,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.46 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

Discover the perfect canvas for your dream home with this exceptional bare lot property located in the highly sought-after community of Pelican Point, Alberta. Nestled in one of the finest locations, this lot offers a unique blend of natural beauty, tranquility, and accessibility, making it an ideal setting for year-round living or a seasonal retreat .Prime Location: Situated just steps away from the shimmering waters of the lake, this property provides breathtaking views and easy access to a variety of recreational activities. Enjoy boating, fishing, and swimming in the summer, and ice skating and snowmobiling in the winter. The surrounding area is rich with natural beauty, offering picturesque landscapes and abundant wildlife that create a serene backdrop for your future cottage.Lot Features: This generously sized lot is one of the nicest in the area, showcasing a level terrain that is easy to build on. With ample space for your custom-designed home, garage, and outdoor living areas, you can create a personal oasis tailored to your lifestyle. The property is surrounded by mature trees, providing privacy and a natural feel, while still allowing for stunning views of the lake.Community Amenities: Pelican Point is known for its friendly community and offers a range of amenities, including nearby parks, walking trails, and local services. The area is perfect for families, retirees, or anyone looking to escape the hustle and bustle of city life while still being close to essential



conveniences.Investment Opportunity: This bare lot presents a fantastic investment opportunity in a growing area. Whether you are looking to build your forever home or a vacation getaway, the potential for value appreciation in this desirable location is significant.Don't miss your chance to own one of the best lots at Pelican Point, Alberta. Embrace the lakeside lifestyle and make your dreams a reality in this beautiful community. Seller will be adding minimum of 20 trees/shrubs to the lot before possession day

Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2218869         |
| Price     | \$135,000        |
| Bathrooms | 0.00             |
| Acres     | 0.46             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1601 Pintail Drive |
| Subdivision | Pelican Point_CAMR |
| City        | Pelican Point      |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0C 3C0            |

Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 109           |
| Zoning         | LR            |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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