

# \$399,000 - 1617 Feltham Drive, Pelican Point

MLS® #A2248787

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.54 Acres

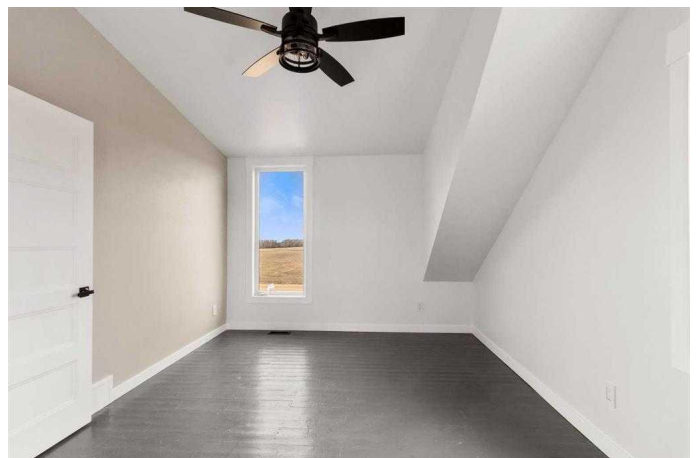
Pelican Point\_CAMR, Pelican Point, Alberta

READY FOR VIEWING!! A HOME BY THE LAKE OR 4 SEASON CABIN WITH OVER 60% NEW CONSTRUCTION IN THE HEART OF CENTRAL ALBERTA (a). 1.5 Storey newly renovated and constructed home in Pelican Point by Buffalo Lake (b). 3 bed 2 bath and den/office area (c). Main floor laundry, large master bedroom with walk in closet and patio doors to the West facing deck (d). New pilings, Septic holding tank, New Cistern (e). Refinished original hardwood floors, plus new flooring throughout the rest of the house, updated windows, doors, roof (f). New insulation, New electrical, New plumbing, New insulation, New siding, (g). New bathroom vanity's, sinks, toilets, tubs (h). remodeled kitchen cupboards (i). Large covered deck over hang on the West and North side (approximately 10' wide) (j). Large 0.56 acre lot with plenty of room for a garage, RV parking pad and all the toys for life by the lake in all 4 seasons (k). Window AC unit, New furnace, New hot water tank .

Built in 1960

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248787  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,169             |
| Acres          | 0.54              |
| Year Built     | 1960              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1617 Feltham Drive |
| Subdivision | Pelican Point_CAMR |
| City        | Pelican Point      |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 3C0            |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 2                                              |
| Parking        | Gravel Driveway, Off Street, RV Access/Parking |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | Window Unit(s)                       |
| Basement          | None                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Lake            |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Piling(s)       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | LR                |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.