

# \$800,000 - 602 Pheasant Close, Pelican Point

MLS® #A2166452

**\$800,000**

3 Bedroom, 3.00 Bathroom, 3,162 sqft  
Residential on 0.71 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

Lakeside Retreat on Buffalo Lake! The moment you step onto the property, the air feels fresher, the sky seems wider, and a sense of calm washes over you. With lake views from nearly every room, this one-of-a-kind home perfectly captures the essence of lakeside living. Inside, large windows frame the ever-changing landscape of the lake, inviting natural light to flood the space. At the heart of the home is the Great Room, located on the upper level, featuring soaring vaulted ceilings, stunning views of both the lake and the surrounding forest. The open-concept kitchen is complete with handcrafted oak cabinetry, a walk-in pantry, and a three-sided gas fireplace that is perfect for relaxed evenings. The primary suite features a skylight and includes a four-piece en-suite with dual vanities, a walk-in closet and private access to the lake-facing deck. Another spacious room, currently used as a den and office, was originally designed as a suite, featuring its own gas fireplace and walk-in closet. The main level is outfitted with in-floor heating, ensuring comfort throughout and offers exterior access through both the main entrance and the lakeside covered patio. An additional four-piece bathroom with a jetted tub completes this level. You can enjoy the outdoors on either the front or back deck, depending on the sun's position throughout the day. An attached, heated double garage and utility room add convenience, along with the inclusion of a



water softener. A quick walk from the public beach, playground, and marina via scenic nature trails, the property offers both privacy and a close-knit community, with friendly neighbors nearby. At a lake house, time slows down. The worries of city life fade away, replaced by simple pleasures, like gathering around a bonfire under the stars. It's a place where you can breathe deeply, recharge and reconnect with yourself and loved ones. This lake house is a haven where every visit feels like a deep exhale, offering the perfect escape from the fast-paced rhythm of city life.

Built in 2007

### **Essential Information**

MLS® #	A2166452
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,162
Acres	0.71
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	602 Pheasant Close
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), No Smoking Home, Natural Woodwork, See Remarks, Skylight(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Built-In Oven, Gas Cooktop, Trash Compactor  
Heating Forced Air, Fireplace(s), In Floor  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Family Room, Living Room, Mantle  
Basement None

### Exterior

Exterior Features Private Yard, Balcony  
Lot Description Many Trees, Conservation, Lake, Native Plants  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed September 18th, 2024  
Days on Market 205  
Zoning LR

### Listing Details

Listing Office Sotheby's International Realty Canada

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.