

# \$425,000 - 1617 Feltham Drive, Pelican Point

MLS® #A2196763

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.54 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

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 (l). Construction is almost completed just waiting for final touches. Finish date is set for March 2025, completed pics coming soon (m). Pelican Point to Red Deer 1 hr 10 mins - Pelican Point to Calgary 2.5 hrs - Pelican Point to Edmonton 1 hr 45mins



Built in 1960

## Essential Information

MLS® #	A2196763
Price	\$425,000
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	February 24th, 2025
Days on Market	56
Zoning	LR

### **Listing Details**

Listing Office	eXp Realty
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