

# \$715,000 - 1709 Partridge Drive, Rural Camrose County

MLS® #A2205402

**\$715,000**

2 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 0.46 Acres

NONE, Rural Camrose County, Alberta

Experience the best of lake life at Pelican Point, a vibrant resort community in Rural Camrose County, Alberta. This exceptional property sits on a beautifully landscaped ½-acre fenced lot, just a 2-minute walk from the coveted white sand beaches of Buffalo Lake, Central Alberta's largest lake. At the heart of this retreat is a charming main residence featuring a wraparound deck, an inviting river stone gas fireplace, and an open-concept gourmet kitchen with custom cabinetry, a spacious island, granite counters, and modern stainless-steel appliances. Floor-to-ceiling windows offer panoramic views, while the three-season sunroom—equipped with an adjustable 4-track vinyl window system—provides the perfect space to relax. A versatile additional room can serve as a guest bedroom, office, or yoga space. The luxurious loft-style primary suite is a true sanctuary, offering a windowed dressing room with custom storage and a spa-inspired 5-piece ensuite with picturesque garden views. Adding to the appeal is a beautiful river stone-accented heated, two-car garage with second floor loft space that has 2 bedrooms and it's own kitchen, dining and living open concept great room complete with a fireplace as well! Step onto the property through Victorian iron gates and a vine-covered archway leading to a river stone-accented dream home and a winding concrete walkway and backyard oasis. Outdoor amenities



include: two garden sheds, a wood shed, an RV parking spot with a full-service hookup, and a screened gazebo for sun shade and relaxing evenings complete with chandelier. 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 nature trails for walking. Conveniently located just 10 minutes from Bashaw, 50 minutes from Red Deer, and 90 minutes from Edmonton International Airport, this lakeside escape offers both tranquility and accessibility. Don't miss this rare opportunity to own a one-of-a-kind property at Pelican Point.

Built in 2012

### **Essential Information**

MLS® #	A2205402
Price	\$715,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,404
Acres	0.46
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	1709 Partridge Drive
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta

Postal Code T0B0H0

### **Amenities**

Parking Double Garage Attached, Parking Pad, RV Access/Parking

# of Garages 2

### **Interior**

Interior Features Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance

Appliances Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer

Heating High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Electric

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Gas

Basement None

### **Exterior**

Exterior Features Balcony, Fire Pit, Garden, Other, Private Entrance, Private Yard, Storage

Lot Description Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Many Trees, Native Plants, Other, Views, Garden, Gazebo, Secluded

Roof Asphalt Shingle

Construction Composite Siding, Concrete

Foundation Poured Concrete, Piling(s)

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning LR

### **Listing Details**

Listing Office CIR Realty

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