

# \$609,000 - 606 Pigeon Close, Pelican Point

MLS® #A2212944

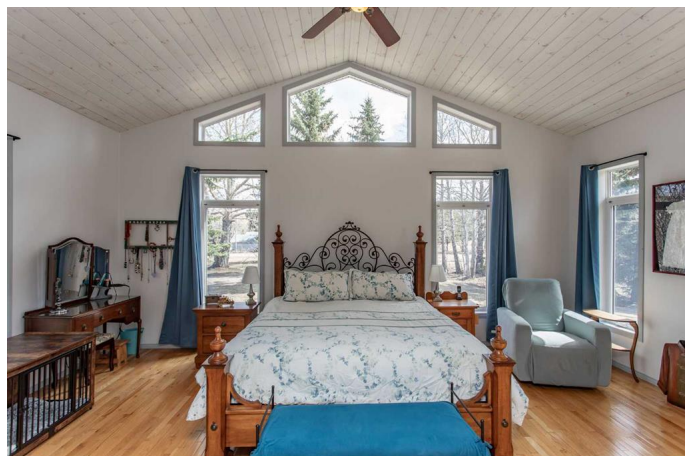
**\$609,000**

4 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.68 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

Get ready to enjoy the lake lifestyle in this gorgeous property boasting over 3000 sq feet of living space situated on a 0.68 acre parcel within a few minutes of the lake! This is the perfect lake home to host family and friends - inside and out -lots of room for RV parking! Pelican Point community has a community association that hosts lots of events including Heritage Days - there isn't s shortage of activities in the off season including out door rink, lake curling, cross country skiing, snowmobiling ice fishing and more! Now open the front door of the home and be greeted by a large slate tiled entry, hardwood flooring leading you into the living room/dining room area with wood burning fireplace! Be prepared to fall in love with one of the most gorgeous kitchens boasting an abundance of cabinetry, pull out drawers, pantry, laminate countertops and oversized island! Stainless steel appliances give this kitchen the finishing touch - entertaining your friends and family in this kitchen is easy! The living room has lots of windows, vaulted ceilings and is a perfect spot to relax after a day at the lake! Primary bedroom is an oasis on its own - step down into the main area and has a lovely four piece ensuite. The second and third bedrooms are on the main level as well plus the three piece bathroom for guests includes a soaker tub next to the main floor laundry! The basement is fully finished with the 4th bedroom, four piece bathroom, workout room/den and spacious family room! You will love the



enclosed deck right off the kitchen area - lots of room for the patio furniture and entertaining.

Outside is the firepit area close to where your company can park their RVs and play lawn games! For the person who loves spending time in the garage working on vehicles the four car heated garage is the perfect place to spend hours working on your project car or hobby! Lots of room for the vehicles and room to spare! This property is a gem at Pelican Point and is awaiting its new family - a great all year round property or vacation home!

Built in 1992

### **Essential Information**

MLS® #	A2212944
Price	\$609,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,016
Acres	0.68
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	606 Pigeon Close
Subdivision	Pelican Point_CAMR
City	Pelican Point
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking Spaces	8
Parking	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking

# of Garages 4

## Interior

Interior Features Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Yard

Roof Asphalt

Construction Vinyl Siding

Foundation Wood

## Additional Information

Date Listed April 18th, 2025

Days on Market 70

Zoning RL

## Listing Details

Listing Office RE/MAX real estate central alberta

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.