

# \$350,000 - 153, 20419 412 Township, Rural Camrose County

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MLS® #A2196094

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.20 Acres

Pelican View Estates, Rural Camrose County,  
Alberta

LAKEFRONT LOT at Pelican View Estates, located on the North Shore of beautiful Buffalo Lake. Lakefront lot's are few and far between so be sure to capture this amazing opportunity. This is a south facing LAKEFRONT lot with breathtaking views of the lake, with a Boat slip in the communal dock included in the sale. Pelican View Estates is a prestigious lake community with stunning residential development, walking trails, large sandy beaches and numerous community events to be enjoyed with family and friends throughout the year. Fully serviced with pavement right to your front door. Located just 10 minutes east of Bashaw, and Under 2.5 hours from both Calgary and Edmonton. Come and claim your piece of paradise!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2196094         |
| Price     | \$350,000        |
| Bathrooms | 0.00             |
| Acres     | 0.20             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 153, 20419 412 Township |
| Subdivision | Pelican View Estates    |
| City        | Rural Camrose County    |
| County      | Camrose County          |
| Province    | Alberta                 |
| Postal Code | T0B 0H0                 |

### **Amenities**

|               |                                |
|---------------|--------------------------------|
| Is Waterfront | Yes                            |
| Waterfront    | Beach Access, Lake, Waterfront |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 167                 |
| Zoning         | Residential         |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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