



109, 20419 Township Road 412  
Rural Camrose County, Alberta

MLS # A2178832



**\$379,000**

**Division:** Pelican View Estates

**Lot Size:** 0.28 Acre

**Lot Feat:** -

**By Town:** Pelican Point

**LLD:** 8-41-20-W4

**Zoning:** LR

**Water:** -

**Sewer:** -

**Utilities:** -

A magnificent lakefront property backing on to one of the best lakes in Alberta! A short drive from major cities and towns, 109 Lakeshore Drive is situated on 0.28 acres of land, a south facing lot with direct access to Buffalo Lake, communal dock systems with the convenience of purchasing your own boat slip and a real opportunity to build your home away from home. Being nestled in a provincial park, this is your chance to take advantage of everything nature has to offer including all of the water sports you could ever want: jet-skiing, pontoon boating, fishing boat, ice fishing &ndash; all year round activities! Neighboring lot 43 is also for sale and has the possibility of combining the two to make one massive lot. If that appeals to you, house plans can be available. Discover Alberta's best kept secret at Pelican View Estates with fully serviced lots, paved access to your property and local schooling with recreation facilities. Your future is calling &ndash; don't let this opportunity pass you by!