

\$125,000 - 66 Cormorant Crescent, Rural Vulcan County

MLS® #A2215020

\$125,000

2 Bedroom, 2.00 Bathroom, 415 sqft

Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

****THE PERFECT SPOT FOR EVERY WEEKEND AT THE LAKE!****

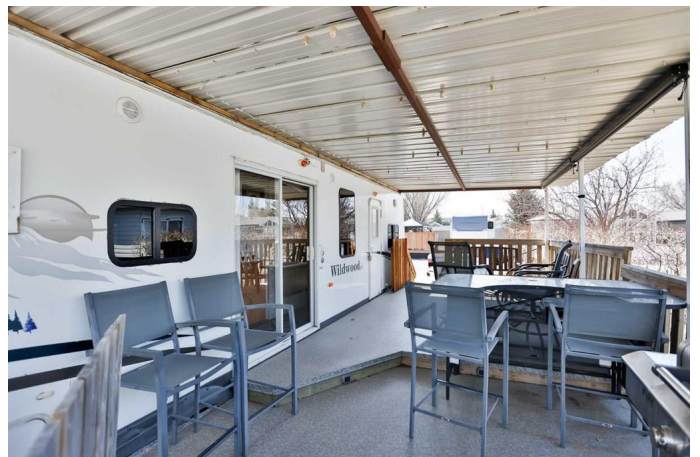
This RV lot comes with a 2007 Wildwood RV 402-2B. Lot size: 31' — 65'. The RV measures 40 ft. long and has 3 slide-outs.

The layout of this RV is fantastic! It features a living space with two bedrooms. The primary bedroom, located at the front, accommodates a queen bed, a small desk, and extra built-in storage, along with a full bath that includes a stand-up shower. The second bedroom is at the back of the RV, separated from the living space, and includes bunk beds, a built-in desk, and a half bath. The added convenience of this half bath is its exterior door, allowing guests to access the facilities without having to go through your home.

The RV is heated with propane and features double-insulated floors and ceilings, Thermopane windows, a full-sized fridge with an ice maker, and a propane oven. Additionally, it is equipped with Dolby surround sound.

There is a covered deck on the side that measures 24' — 10" — a perfect space for entertaining.

While the landscaping is complete, there is no fence on the property. However, there is a 6



1/2â€™Ã— 8â€™ shed for storing extra seasonal items. The RV is situated on a 43â€™Ã— 20â€™ concrete pad.

The community of Lake McGregor Country Estates is extraordinaryâ€”like something out of a movie! It hosts events such as a Canada Day Parade, the August Long Weekend "McGregor Days," and even a Halloween celebration in August, complete with a dance and trick-or-treating for 300 kids! In the winter, you'll find hockey nets set up on the ice for skating, along with gatherings in the clubhouse for New Year's celebrations. The clubhouse also hosts community dances, weddings, and reunions.

Enjoy access to both indoor and outdoor pools, an exercise room, baseball diamonds, and tennis courts. One of the best features is the access to a lake that is over 20 miles long, complete with your own boat launch, docks, and a private beach! You can enjoy every water sport imaginable or simply take an evening cruise. This gated community truly has it all!

With HOA fees of only \$300 per month, which includes sewer and water, as well as all the amenities, this is the perfect place for your family to create endless memories. All it needs is you!

Built in 2007

Essential Information

| | |
|------------|-----------|
| MLS® # | A2215020 |
| Price | \$125,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |

| | |
|----------------|--------------|
| Square Footage | 415 |
| Acres | 0.05 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Park Model |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 66 Cormorant Crescent |
| Subdivision | Lake McGregor Country Estates |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 2B0 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Boating, Clubhouse, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Outdoor Pool, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Sauna, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | RV Access/Parking |
| Has Pool | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air, Propane |
| Cooling | None |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Other |
| Lot Description | Few Trees |
| Roof | Vinyl |
| Construction | Vinyl Siding |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 1 |

| | |
|----------------|-----|
| Zoning | REC |
| HOA Fees | 300 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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