# \$139,900 - 63 Cormorant Crescent, Rural Vulcan County

MLS® #A2219954

### \$139,900

2 Bedroom, 1.00 Bathroom, 256 sqft Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Lake Life at Lake McGregor Resort is fabulous. This move-in ready fifth wheel has been maintained and has everything for you to just move in and enjoy. The lot backs onto green space. A large deck with a screened gazebo allows you to enjoy sitting outside, whatever the weather, This unit is private and emphasizes enjoying the outdoors with a nook for sunbathing and a fire pit for gatherings, Bring an offer!

Built in 2006

#### **Essential Information**

MLS® # A2219954 Price \$139,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 256
Acres 0.05
Year Built 2006

Type Residential
Sub-Type Recreational
Style Park Model

Status Active





## **Community Information**

Address 63 Cormorant Crescent

Subdivision Lake McGregor Country Estates

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L2B0

#### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Coin Laundry, Community Gardens,

Dog Park, Fitness Center, Indoor Pool, Laundry, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, RV/Boat Storage, Sauna, Trash, Visitor Parking, Outdoor Pool, Pool

Parking Spaces 2

Parking Off Street, Parking Pad

Has Pool Yes

#### Interior

Interior Features Recreation Facilities, Sauna, Wired for Sound

Appliances Electric Oven, Gas Cooktop, Microwave, Refrigerator, Window

Coverings

Heating Propane, Wall Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

#### **Exterior**

Exterior Features Courtyard, Fire Pit, Private Yard

Lot Description Backs on to Park/Green Space, Gazebo, Greenbelt, Interior Lot,

Landscaped, Lawn, Level, Low Maintenance Landscape

Roof Fiberglass

Construction Other

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 13
Zoning RR
HOA Fees 300
HOA Fees Freq. MON

### **Listing Details**

Listing Office MaxWell Capital Realty

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