

# \$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, Outdoor Pool, Park, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room, RV/Boat Storage, Sauna, Trash, Visitor Parking
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	42
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	MaxWell Capital Realty
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