\$122,500 - 66 Cormorant Crescent, Rural Vulcan County

MLS® #A2215020

\$122,500

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.

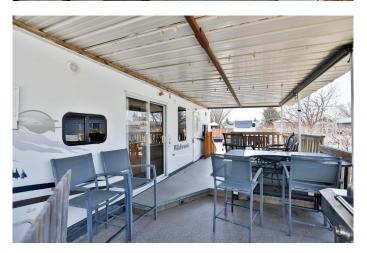
The RV is heated with propane and features double-insulated floors and ceilings, Thermopane windows, a full-sized fridge with an ice maker, and a propane oven. Additionally, it is equipped with Dolby surround sound.

There is a covered deck on the side that measures 24 × 10â€"a perfect space for entertaining.

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







1/2'× 8' shed for storing extra seasonal items. The RV is situated on a 43' × 20' 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 \$122,500

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 ToL 2B0

Amenities

Amenities Beach Access, 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, Boating

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 50

Zoning REC HOA Fees 300 HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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