

# \$139,900 - 62 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!

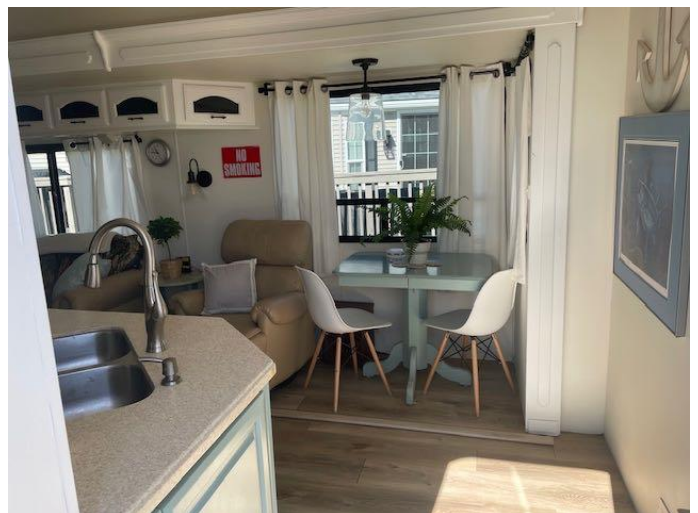
Built in 2006

## 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     | 62 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 |
| Zoning         | RR            |
| HOA Fees       | 300           |
| HOA Fees Freq. | MON           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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