

# **\$329,000 - 48 Lee Lake Road, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2240662

**\$329,000**

2 Bedroom, 1.00 Bathroom, 912 sqft  
Residential on 1.00 Acres

NONE, Rural Pincher Creek No. 9, M.D. of, Alberta

Here is an opportunity to purchase a turn key cottage with approx. 100 feet of waterfront at Lee Lake, a crystal clear gem of a lake in stunning SW Alberta. This four season, well maintained cottage features a grand sized great room with large windows and cozy fireplace, two generous sized bedrooms, a country kitchen and 4 piece bath. The numerous outdoor entertaining areas add another dimension to this well maintained retreat. Large, adjacent decks accommodate outdoor dining and lounging areas. A sculpted wooden staircase meanders down the vast sloped lot to the edge of the lake and another spacious, waterfront deck complete with log furniture, wired shed w/bar fridge and a floating dock, two small fishing boats and endless fun on the water. This property is ideally located to enjoy nearby Castle Crown Wilderness Area, Castle Mountain Resort and Fernie Alpine Resort, not to mention the abundant amenities and outdoor adventures in nearby Crowsnest Pass.

The recreation properties on Lee Lake are leased, not owned. New buyers subject to approval by the landlord. Permanent residency is not allowed on these leased lots.

Built in 2005

## **Essential Information**



MLS® #	A2240662
Price	\$329,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	1.00
Year Built	2005
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### Community Information

Address	48 Lee Lake Road
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Amenities

Parking Spaces	4
Parking	Off Street, Gravel Driveway
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Navigable Water, See Remarks

### Interior

Interior Features	Ceiling Fan(s), French Door, See Remarks
Appliances	Bar Fridge, Range Hood, Refrigerator, Stove(s), Wall/Window Air Conditioner, Window Coverings, Electric Water Heater
Heating	Fireplace(s), Forced Air, Propane
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Basement	None

### Exterior

Exterior Features	Barbecue, Dock, Fire Pit, Lighting, Private Yard, Storage, Outdoor Shower
Lot Description	Gentle Sloping, Irregular Lot, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Private, Views, Waterfront, Lake
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	July 18th, 2025
Zoning	RR2

### **Listing Details**

Listing Office	MAVERICK REALTY
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