

# \$150,000 - 86 Cormorant Crescent, Rural Vulcan County

MLS® #A2211354

**\$150,000**

1 Bedroom, 1.00 Bathroom, 553 sqft

Residential on 0.05 Acres

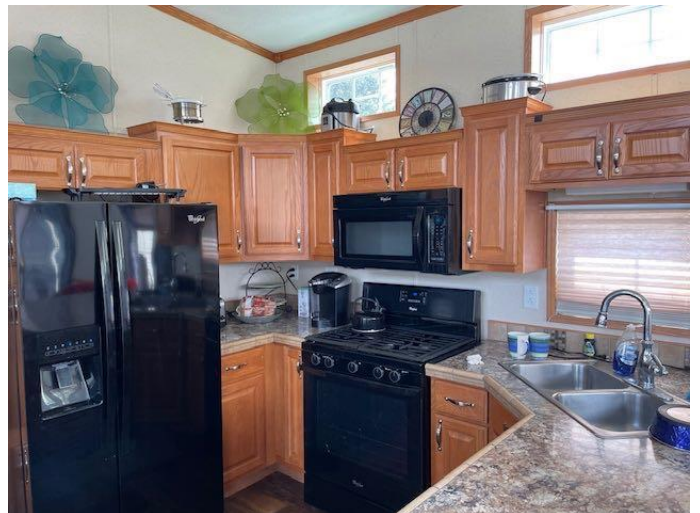
Lake McGregor Country Estates, Rural Vulcan County, Alberta

Save thousands when buying this large one bedroom. Large, spacious rooms which makes the home feel grand. Build a bunkie to accommodate bunk beds. You could also add a fantastic sun room at this price. Lake living is a fantastic lifestyle. A place to develop life-long friendships, have the ability to truly relax and enjoy all water sports and recreational opportunities available at the resort. Youth enjoy the outdoors in a safe environment. This newer park model has many windows allowing for a bright atmosphere. Cuddle up by the fireplace. A great opportunity to join the Lake McGregor Estates community.

Built in 2014

## Essential Information

MLS® #	A2211354
Price	\$150,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home



Status Active

### **Community Information**

Address 86 Cormorant Crescent  
Subdivision Lake McGregor Country Estates  
City Rural Vulcan County  
County Vulcan County  
Province Alberta  
Postal Code T0L2B0

### **Amenities**

Amenities Beach Access, Clubhouse, Coin Laundry, Fitness Center, Laundry, Park, Parking, Party Room, Picnic Area, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub, Storage, Trash, Visitor Parking, Boating, Dog Run, Game Court Interior, Outdoor Pool, Pool, RV/Boat Storage

Parking Spaces 2  
Parking Off Street  
Waterfront Lake  
Has Pool Yes

### **Interior**

Interior Features Beamed Ceilings, Built-in Features, High Ceilings, Recessed Lighting, Vinyl Windows

Appliances Central Air Conditioner, Electric Water Heater, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings

Heating Propane, Wall Furnace  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Piling(s)

## Additional Information

Date Listed	April 10th, 2025
Days on Market	2
Zoning	RR
HOA Fees	325
HOA Fees Freq.	MON

## Listing Details

Listing Office MaxWell Capital Realty

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