

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

MLS® #A2211354

\$150,000

1 Bedroom, 1.00 Bathroom, 553 sqft

Residential on 0.05 Acres

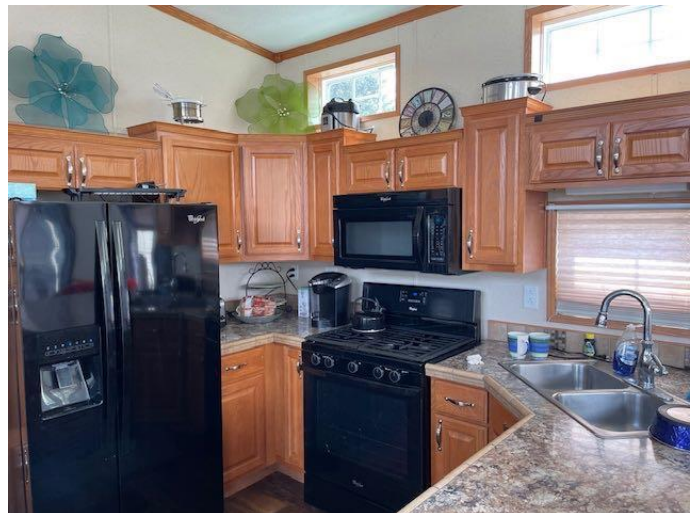
Lake McGregor Country Estates, Rural Vulcan County, Alberta

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 | 4 |
| Zoning | RR |
| HOA Fees | 325 |
| HOA Fees Freq. | MON |

Listing Details

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

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