

# \$125,000 - 66 Cormorant Crescent, Rural Vulcan County

MLS® #A2215020

**\$125,000**

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!\*\***

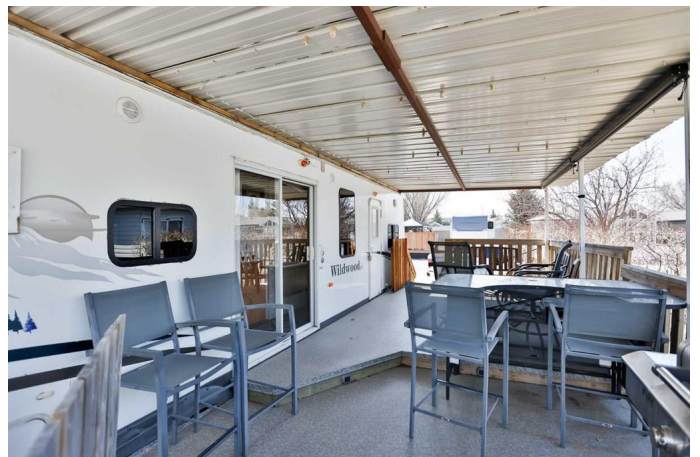
This RV lot comes with a 2007 Wildwood RV 402-2B. Lot size: 31' — 65'. The RV measures 40 ft. long and has 3 slide-outs.

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' — 10" — a perfect space for entertaining.

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



1/2â€™Ã— 8â€™ shed for storing extra seasonal items. The RV is situated on a 43â€™Ã— 20â€™ 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	\$125,000
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	T0L 2B0

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Sauna, Snow Removal, Trash, Visitor Parking, Outdoor Pool
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	3

Zoning	REC
HOA Fees	300
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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