

# \$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
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## 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, Boating, Clubhouse, Coin Laundry, Dog Run, Fitness Center, Game Court Interior, Outdoor Pool, Park, Parking, Party Room, Picnic Area, Pool, Racquet Courts, Recreation Facilities, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Storage, Trash, Visitor Parking, Laundry
Parking Spaces	2
Parking	Off Street
Waterfront	Lake
Has Pool	Yes

## Interior

Interior Features	Built-in Features, High Ceilings, Recessed Lighting, Vinyl Windows, Beamed Ceilings
Appliances	Central Air Conditioner, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater
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	20
Zoning	RR
HOA Fees	325
HOA Fees Freq.	MON

**Listing Details**

Listing Office	MaxWell Capital Realty
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