

# \$129,900 - 63 Cormorant Crescent, Rural Vulcan County

MLS® #A2219954

**\$129,900**

2 Bedroom, 1.00 Bathroom, 256 sqft

Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Lake Life at Lake McGregor Resort is fabulous. This move-in ready fifth wheel has been maintained and has everything for you to just move in and enjoy. The lot backs onto green space. A large deck with a screened gazebo allows you to enjoy sitting outside, whatever the weather, This unit is private and emphasizes enjoying the outdoors with a nook for sunbathing and a fire pit for gatherings, Bring an offer!

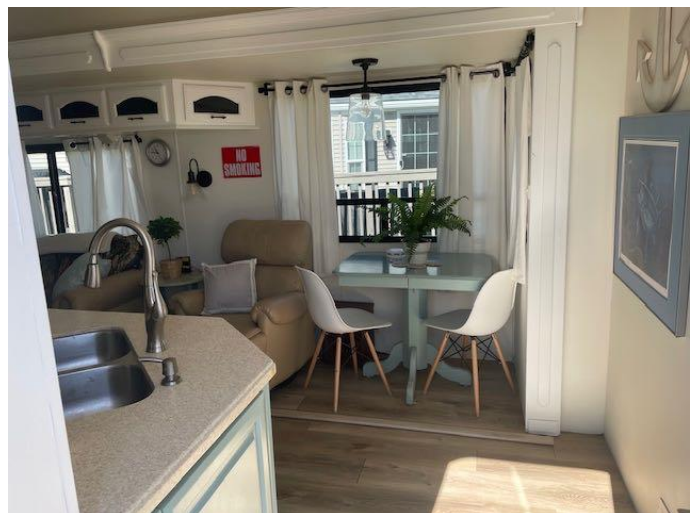
Built in 2006

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2219954     |
| Price          | \$129,900    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 256          |
| Acres          | 0.05         |
| Year Built     | 2006         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 63 Cormorant Crescent         |
| Subdivision | Lake McGregor Country Estates |



|             |                     |
|-------------|---------------------|
| City        | Rural Vulcan County |
| County      | Vulcan County       |
| Province    | Alberta             |
| Postal Code | T0L2B0              |

### **Amenities**

|                |                                                                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Dog Park, Fitness Center, Indoor Pool, Laundry, Park, Picnic Area, Playground, Sauna, Trash, Visitor Parking, Boating, Coin Laundry, Community Gardens, Outdoor Pool, Pool, Racquet Courts, Recreation Facilities, Recreation Room, RV/Boat Storage |
| Parking Spaces | 2                                                                                                                                                                                                                                                                            |
| Parking        | Off Street, Parking Pad                                                                                                                                                                                                                                                      |
| Has Pool       | Yes                                                                                                                                                                                                                                                                          |

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Recreation Facilities, Sauna, Wired for Sound                         |
| Appliances        | Electric Oven, Gas Cooktop, Microwave, Refrigerator, Window Coverings |
| Heating           | Propane, Wall Furnace                                                 |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Electric                                                              |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Fire Pit, Private Yard                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, Gazebo, Greenbelt, Interior Lot |
| Roof              | Fiberglass                                                                                                        |
| Construction      | Other                                                                                                             |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 56            |
| Zoning         | RR            |
| HOA Fees       | 300           |
| HOA Fees Freq. | MON           |

### **Listing Details**

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