

\$199,900 - 18 King Fisher Lane, Rural Vulcan County

MLS® #A2170793

\$199,900

1 Bedroom, 1.00 Bathroom, 425 sqft

Residential on 0.06 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Lake Macgregor Country Estates offers the ultimate in recreational living! The amenities available in this development are truly impressive. With access to a private marina and beach, as well as both indoor and outdoor swimming pools, this community has it all.

This charming "Cottage" by Cedar Creek, built in 2017, is a well-designed, four-season "Destination" home located on its own lot. The spacious bedroom accommodates a king-size bed and includes a full bathroom along with ample storage. The kitchen is equipped with a standard-sized fridge, an oven, and a dishwasher that have never been used, as well as a new over-the-range microwave. This home has been meticulously maintained and features vinyl flooring, carpeting, and Corian countertops. While there are hookups for a washer and dryer in the bedroom, the machines are not included; however, the resort does provide a laundry facility.

This home also includes all the furniture, gas fireplace, and TV.

For just \$300 a month, the HOA fee covers all the amenities offered by the resort, as well as



water, sewer, and garbage. At the back of the home, there's an 8â€™™ x 10â€™™ Costco shed, perfect for storing seasonal items.

Lake Macgregor Country Estate is a fantastic year-round community suitable for all ages and is the ideal getaway, just two hours from Calgary and one hour from Lethbridge. The resort features green spaces, tennis courts, a playground, and a clubhouse that includes a gym, a games room for children, a conference room, a lounge, a bar area, and boat storage. Escape the hustle and bustle of the city and experience this tranquil, recreational paradise. Contact your favorite REALTORÂ®? today to schedule a showing!

Built in 2017

Essential Information

MLS® #	A2170793
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	425
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

Community Information

Address	18 King Fisher Lane
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County

Province Alberta
Postal Code T0L 2B0

Amenities

Amenities Snow Removal, Trash
Parking Spaces 2
Parking Parking Pad

Interior

Interior Features Kitchen Island, Pantry
Appliances Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings
Heating Forced Air, Propane
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric

Exterior

Exterior Features Other
Lot Description Few Trees, Front Yard, Lawn, No Neighbours Behind
Roof Metal
Construction Metal Siding, Metal Frame

Additional Information

Date Listed October 4th, 2024
Days on Market 182
Zoning REC
HOA Fees 300
HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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