

# \$175,900 - 10 Cormorant Crescent, Rural Vulcan County

MLS® #A2208604

**\$175,900**

2 Bedroom, 0.00 Bathroom, 528 sqft

Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

This is a fantastic opportunity to enjoy a spacious park model residence at Lake McGregor Resort. Two bedroom units are in high demand. This private, friendly community is a wonderful place to enjoy family life. The clean, large lake is perfect for all watersports. A beach, community barbecue area, recreation centre and community grounds with sports facilities is perfect for everyone. Guests are able to be accommodated in community owned camping spots. You will love this lifestyle.

Built in 2008

## Essential Information

MLS® #	A2208604
Price	\$175,900
Bedrooms	2
Bathrooms	0.00
Square Footage	528
Acres	0.05
Year Built	2008
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

## Community Information

Address 10 Cormorant Crescent



Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

### **Amenities**

Amenities	Clubhouse, Coin Laundry, Community Gardens, Fitness Center, Indoor Pool, Park, Party Room, Picnic Area, Playground, Recreation Facilities, RV/Boat Storage, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Beach Access, Boating, Dog Run, Outdoor Pool, Pool, Racquet Courts, Recreation Room, Sauna
Utilities	Phone Not Available, Propane, Underground Utilities
Parking Spaces	2
Parking	Off Street
Waterfront	Lake, Beach Access, Lake Privileges
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Recreation Facilities, Vinyl Windows
Appliances	Central Air Conditioner, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Water Heater
Heating	Propane, Wall Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 1st, 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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