

# \$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.

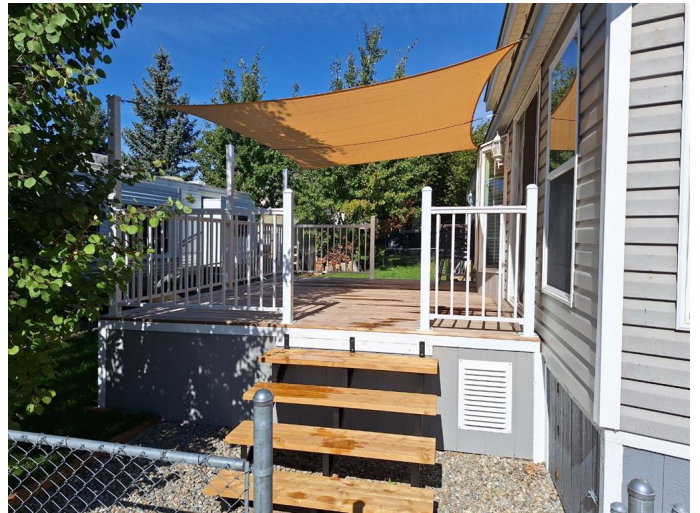
Built in 2008

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

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows, Recreation Facilities
Appliances	Central Air Conditioner, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, 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	20
Zoning	rr
HOA Fees	325
HOA Fees Freq.	MON

### **Listing Details**

Listing Office            MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.