

\$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.

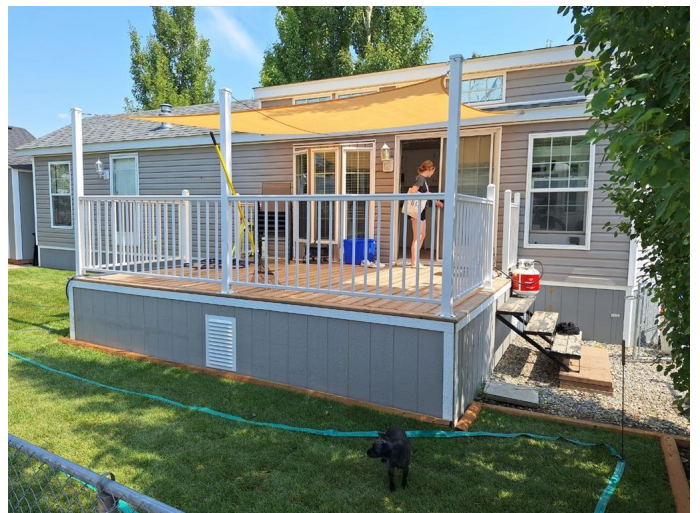
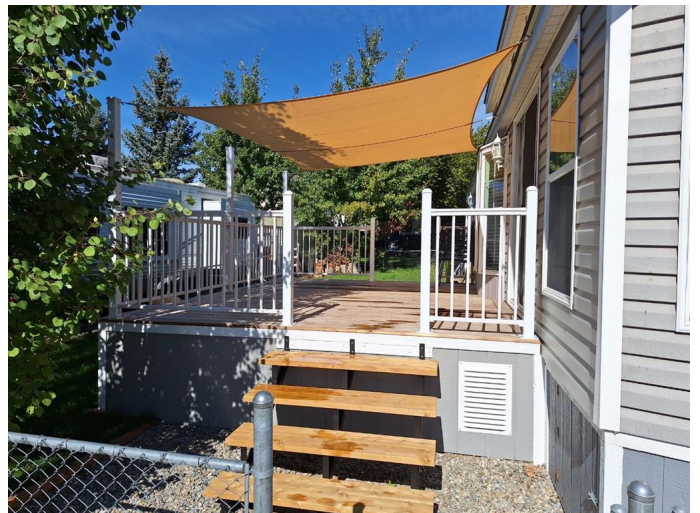
Built in 2008

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 | 5 |
| Zoning | rr |
| HOA Fees | 325 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office MaxWell Capital Realty

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