



GRASSROOTS

REALTY GROUP

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**Lot 10-C Crimson Lake Drive
Rural Clearwater County, Alberta**

MLS # A2268356



\$497,000

Division:	Crimson Lake		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	886 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Lake		

Heating:	Fireplace(s), Floor Furnace, Propane, Wood	Water:	Well
Floors:	Carpet, Parquet	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-40-8-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	Leisure Residence
Foundation:	Other	Utilities:	Electricity Connected, Propane
Features:	Skylight(s)		

Inclusions: All furnishings in the cabin are included with the sale.

Has lake life been calling your name? Here's your opportunity to own a charming cabin on a lease lot in Crimson Lake Provincial Park with 40' of lake frontage. You'll feel the serenity of lake life as soon as you step through the front door and into the large great room where you can look out through the oversized windows to the beautiful lake vista. There's a small kitchen area that blends with the wide open living space and amazing rock surround fireplace. Patio doors open to the lake side deck and stunning sunroom. The one bedroom is large enough for multiple beds including custom built bunkbeds and also has a patio door that opens to a deck on the west side. An alcove is currently being used as another bedroom and has a lovely view of the lake (there is presently sleeping accommodations for 6 people). The three piece bathroom has a large closet (previous sauna?) and all furnishings in the cabin are included with the sale. The lot has just the right amount of landscaping with a set of stairs going to the lake front and fire pit as well as a brick patio and fire pit near the back deck. There's a feature rock garden and fountain at the front of the property and several storage sheds. This is a Provincial Lease which renews in January 2045, PML 820381. Annual lease payment of \$1356.00 (due January 1, 2026) and the assignment fee is \$3150,00 + GST.

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