



GRASSROOTS
REALTY GROUP

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18 King Fisher Lane
Rural Vulcan County, Alberta

MLS # A2308535



\$190,000

Division:	Lake McGregor Country Estates		
Type:	Residential/Other		
Style:	Park Model		
Size:	425 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Frame, Metal Siding	Zoning:	REC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings, Ceiling Fan, 2 x Air Conditioning, Couch, Table and Chairs, King Size Mattress, Skirting, TV, Deck

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. Recently, the seller added a 16' x 14' pressure-treated deck with aluminum railing to the side of the home, enhancing the appeal of resort-style living. An awning provides shade and extra protection, making the space even more enjoyable. 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 8' x 10' 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 REALTOR® today to schedule a showing!