



**5B Crimson Lake Drive  
Rural Clearwater County, Alberta**

**MLS # A2321922**



**\$450,000**

<b>Division:</b>	Crimson Lake		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Bungalow		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	-
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Sloped Down		

<b>Heating:</b>	See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	23-40-8-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Leisure Residence
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Are you ready for lake life? Here is your opportunity to create your own memories at Crimson Lake. One of Alberta's best kept secrets. Located 10 minutes outside of Rocky Mountain House. This lake front cabin will require work but there is an excellent amount of potential. Crimson Lake features boating, small store at the provincial campsite, fishing(perch), parks and hiking trails that go all around the lake. Cottage lease is PML 830212. DLO240117 is the license of occupation for the dock/pier. \$3150 assignment lease to the new buyer upon the successful completion of the sale. Lease until September 2049