



GRASSROOTS
REALTY GROUP

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12 Lee Lake Road
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2215237



\$195,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	507 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Treed, Waterfront		

Heating:	Propane, Wall Furnace	Water:	Other
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	8-7-2-W5
Exterior:	Wood Frame	Zoning:	RR2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, propane stove, couch, recliner chair, table with 2 chairs, double log bed with mattress, futon, tv with stand, living room cabinet with electric fireplace, all window coverings, deck chairs and table, newer BBQ, pontoon boat with 25 hp mercury motor.

Ahhh... Lake life. Enjoy the serenity of this magical lakefront cabin along Lee Lake. Imagine sitting on the dock watching the sunset over Turtle Mountain while watching as well as listening to the music of the many birds that call this lake home. Loons, Blue Heron, falcons, woodpeckers, sparrows, and Canadian Geese were all observed upon a short visit to list this property. Amazing. Enjoy boating, paddle boarding, kayaking, or fishing right from your cabin, which is a very rare opportunity here in SW Alberta. There are privately owned trails that can be access for hiking with permission from the landowner. Centrally located to many other small lakes and recreational areas that SW Alberta is very well known for. Please note, that the land is leased (not owned) and zoned for recreational use, so no permanent residency allowed.