



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2240662



**\$329,000**

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	912 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	1.00 Acre		
Lot Feat:	Gentle Sloping, Irregular Lot, Lake, Low Maintenance Landscape, Many Trees		

**Heating:** Fireplace(s), Forced Air, Propane

**Floors:** Carpet, Laminate

**Roof:** Metal

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Pillar/Post/Pier

**Features:** Ceiling Fan(s), French Door, See Remarks

**Water:** Cistern

**Sewer:** Septic Tank

**Condo Fee:** -

**LLD:** 7-7-2-W5

**Zoning:** RR2

**Utilities:** -

**Inclusions:** Partially furnished - includes both beds, couch in living room, electric fireplace, tv stand, coffee table and matching side table, wardrobe in second bedroom, log furniture at the dock, bar fridge at the dock, pergola on the deck, floating dock and two small fishing boats.

Here is an opportunity to purchase a turn key cottage with approx. 100 feet of waterfront at Lee Lake, a crystal clear gem of a lake in stunning SW Alberta. This four season, well maintained cottage features a grand sized great room with large windows and cozy fireplace, two generous sized bedrooms, a country kitchen and 4 piece bath. The numerous outdoor entertaining areas add another dimension to this well maintained retreat. Large, adjacent decks accommodate outdoor dining and lounging areas. A sculpted wooden staircase meanders down the vast sloped lot to the edge of the lake and another spacious, waterfront deck complete with log furniture, wired shed w/bar fridge and a floating dock, two small fishing boats and endless fun on the water. This property is ideally located to enjoy nearby Castle Crown Wilderness Area, Castle Mountain Resort and Fernie Alpine Resort, not to mention the abundant amenities and outdoor adventures in nearby Crowsnest Pass. The recreation properties on Lee Lake are leased, not owned. New buyers subject to approval by the landlord. Permanent residency is not allowed on these leased lots. PLEASE USE RESPECT AND DO NOT ENTER PROPERTY WITHOUT PRIOR APPOINTMENT