



**602 & 603, 405 4 Street  
Rural Cypress County, Alberta**

**MLS # A2243117**



**\$199,000**

<b>Division:</b>	Elkwater		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,267
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	PP Provincial Park
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Separate Entrance, Vaulted Ceiling(s)

**Inclusions:** All contents are for owner use.

**Vacation Vibes & Income Potential:** Your Elkwater Lake Lodge Escape Awaits! Imagine owning your own getaway in the breathtaking Cypress Hills Provincial Park—where vacation luxury meets smart investment. This walk-out suite at Elkwater Lake Lodge is your ticket to year-round relaxation and reliable revenue. **Vacation-Ready Comfort:** Unwind in the upper spacious suite that sleeps 4, featuring a king bedroom, a cozy sleeping area in the living room, an eat in kitchen, half bath, and a full bath on 2 glorious levels...or combine it with the lower unit which can accommodate 4 more guests. Step outside for fresh air and gorgeous views, or take advantage of the lodge’s swimming pool, restaurant, and housekeeping—all the perks of a resort, none of the hassle. **Flexible Ownership:** Enjoy up to 120 nights a year per unit for yourself, your family, or your clients. Host memorable getaways, treat your team, or simply relax knowing your unit is generating income when you’re not there. **All-Season Adventure:** Fish, hike, and explore endless trails in the summer, then return for Nordic and downhill skiing at Hidden Valley in the winter. Every season is a reason to visit (and rent out!) your suite. **Effortless Income:** Let the lodge handle bookings, maintenance, and guest services. Earn passive revenue while your property works for you—perfect for business owners seeking a corporate retreat, client perk, or investment with lifestyle benefits. Ready to Spoil Yourself? Book a viewing or a weekend stay to experience this unique opportunity firsthand. Reach out for a full financial breakdown and see how this property can be your personal escape and a powerful business asset—all in one!