



GRASSROOTS
REALTY GROUP

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

MLS # A2243117



\$199,000

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

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