



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

MLS # A2252162



**\$325,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/Other                           |        |                   |
| Style:    | Cottage/Cabin                               |        |                   |
| Size:     | 935 sq.ft.                                  | Age:   | 1972 (53 yrs old) |
| Beds:     | 2   | Baths: | 1                 |
| Garage:   | Gravel Driveway, Off Street                 |        |                   |
| Lot Size: | 1.00 Acre                                   |        |                   |
| Lot Feat: | Lake, See Remarks, Treed, Views, Waterfront |        |                   |

|             |                     |
|-------------|---------------------|
| Heating:    | Forced Air, Propane |
| Floors:     | Carpet, Laminate    |
| Roof:       | Metal               |
| Basement:   | None                |
| Exterior:   | Vinyl Siding        |
| Foundation: | Pillar/Post/Pier    |
| Features:   | Ceiling Fan(s)      |

|            |             |
|------------|-------------|
| Water:     | Cistern     |
| Sewer:     | Septic Tank |
| Condo Fee: | -           |
| LLD:       | 7-7-2-W5    |
| Zoning:    | Hamlet Res  |
| Utilities: | -           |

**Inclusions:** Portable Air Conditioning Unit, Window Blinds, Two Beds, Electric Fireplace, Wardrobe (2nd bedroom), Log Furniture (dock), Bar Fridge (dock), Pergola, Floating Dock, Two Small Fishing Boats, Three Sheds

Nestled along the serene shores of Lee Lake in southwestern Alberta, this charming cabin invites you to experience breathtaking mountain views while you enjoy paddle boarding, kayaking, or casting a line from your own private floating dock on 100 feet of exclusive lakefront. Outdoor living is at its best here, with multiple decks and seating areas designed for relaxation and gatherings. Inside, the cabin has been completely rebuilt and thoughtfully designed for comfort and ease. It features two bedrooms and a full bathroom, with the primary bedroom offering patio doors that open directly onto the deck—letting you wake up each morning to stunning lake views and easy outdoor access. Whether you’re seeking a quiet retreat or an active getaway, this property stands out for its rare combination of exclusivity and adventure. With its private dock and direct access to fishing the trout-stocked waters, the cabin presents a unique opportunity to own a tranquil haven. An easy two-hour drive from Calgary, the cabin is close enough to enjoy the Crowsnest Pass and Castle Mountain Resort, and in an hour, you could be hiking in Waterton Park. There are endless possibilities for outdoor exploration and recreation. Please note: The cabin is for personal recreational use only by the leaseholder and their immediate family and can not be used as a permanent residence. Approval from the landowner is required for new leaseholders. Residences at Lee Lake are private property; please schedule an appointment with your REALTOR® before visiting.