



**GRASSROOTS**  
REALTY GROUP

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

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

MLS # A2132358



**\$319,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	2 Storey		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lake, No Neighbours Behind, Many Trees, Native Plants		

<b>Heating:</b>	Fireplace(s), Propane	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-7-2-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity Connected, Propane, Water
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows, Wood Windows		

**Inclusions:** Canoe

Lake life! This 4 bedroom cottage is situated on the picturesque Lee Lake nestled in the foothills of Southern Alberta. With views of the Livingston Range and the lake, you can relax on the huge deck and just take it all in. There is plenty of room for family as the bedrooms are set up to sleep up to 12 people. The main floor consists of an open concept living area which is heated by a new propane fireplace. Also on the main floor is the 4 piece bath. The second story includes 4 bedrooms. What lakefront property would be complete without a dock? This cabin has 2 docks! Enjoy the wildlife, waterfowl and multitude of bird life while out foraging for saskatoons and chokecherries. What a great way to decompress from your busy life!