



GRASSROOTS
REALTY GROUP

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

MLS # A2177979



\$195,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	780 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Front Yard, Lake, Treed, Waterfront		

Heating:	Propane, Wall Furnace	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Other
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-7-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR2
Foundation:	Perimeter Wall	Utilities:	Electricity Connected, Propane, Water
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Furnishings

Nestled at the water's edge of picturesque Lee Lake, this fully furnished 3-bedroom, 1-bathroom cottage offers a tranquil retreat with breathtaking mountain views. Set on a treed lot with a fire pit and private dock, it's ideal for outdoor relaxation and recreation. Best of all, it comes ready for immediate enjoyment—furniture, an aluminum boat with an electric trolling motor, and a paddle boat are all included! Lee Lake is a small, clear lake with abundant rainbow trout, excellent birdwatching, and is perfect for swimming and paddle sports. Just 30 minutes from Castle Mountain Resort and 20 minutes to Pass Powderkeg, this property is ideal for those seeking a peaceful lakeside escape with easy access to skiing, hiking, and year-round adventure.