



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

MLS # A2177979



\$195,000

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|------------------|-------------------------------------|---------------|---|
| 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 | | |

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|--------------------|--|-------------------|---------------------------------------|
| 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.