



**GRASSROOTS**  
REALTY GROUP

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709/710, 401 4 Street  
Rural Cypress County, Alberta

MLS # A2189281



**\$310,000**

Division:	Elkwater		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Other	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,087
Basement:	-	LLD:	24-8-3-W4
Exterior:	Wood Frame	Zoning:	PP
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** All appliances and furnishings as viewed, and as listed in attached "Contents List"

UNIQUE AND REWARDING RECREATIONAL PROPERTY OPPORTUNITY! Located just 40 minutes south of Medicine Hat is the vacation community of Elkwater, in the heart of Cypress Hills Provincial Park. This is where you'll find the maintenance-free recreational property your family has been dreaming about. This fully furnished condo is unquestionably one of the nicest in the development, found on the TOP FLOOR of the newest building, and in the NW end of the building offering the best available views of Elkwater lake. This two-bedroom condo is modern in decor and design, features vaulted ceilings that many units don't, and offers an incredible layout that provides flexibility in usage. Both a 1 bedroom unit AND a studio suite are yours, with an interconnecting door allowing access between the two. This is a perfect setup for a young family with space for the kids, or bring your friends out for a weekend and they'll essentially have their own private condo. These suites are fully equipped with all the furnishings, appliances, housewares and linens that you and your guests will ever need. If the weather isn't cooperating you can enjoy the indoor pool and hot tub located just across the parking lot. If you've had too much fun and don't feel like cooking, the restaurant is just steps away and ready to feed you a hearty meal. Time to go home? No problem! Just lock up and go, and management will ensure your suite is cleaned and maintained so that it's ready for your next visit. EVEN BETTER - These units are included in a popular rental pool which provides you with steady income to help subsidize your enjoyment of the property. Use the property yourself for up to 120 days each year, collect rental income for the rest, and have all of it capably managed by Elkwater Lake Lodge. This is the perfect opportunity to enjoy everything Elkwater has to offer - boating & fishing,

beach & playground, nearby campgrounds, biking trails, incredible hiking trails, golf, skiing, outdoor skating rink, community centre, and much more! Call today to inquire or to schedule your private viewing. WANT TO TRY IT OUT BEFORE BUYING IT? Take it for a test drive! Book a weekend stay at Elkwater Lake Lodge and request this unit! See for yourself just how much your family will love it! Sublease agreement and Rental Management Agreement can be provided upon request.