



GRASSROOTS
REALTY GROUP

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

602 & 603, 405 4 Street
Rural Cypress County, Alberta

MLS # A2197543



\$215,000

Division:	Elkwater		
Type:	Residential/Other		
Style:	Cottage/Cabin		
Size:	782 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Standard Shaped Lot, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,265
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	PP Provincial Park
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: All housewares, furnishings, linens, appliances, and contents of the unit are for owner use. Fridge, Stove, Dishwasher, Microwave hood fan, window coverings, mini fridge, microwave.

Spoil Yourself with This Incredible Investment Opportunity Luxury Meets Convenience: Own a vacation home in Elkwater Lake Lodge, complete with hotel amenities like a swimming pool, housekeeping, and a restaurant, all set in the stunning Cypress Hills Provincial Park. Flexible Usage: Enjoy 120 nights/year per unit for your family, friends, or clients. Opt for self-catered privacy or indulge in full-service relaxation—your choice! All-Season Fun: From fishing, hiking, and adventure trails in summer to Nordic and downhill skiing at Hidden Valley Ski Resort in winter, this property is perfect year-round. Dual-Unit Design: Main Floor: Open-concept living/dining/kitchen, cozy fireplace, master retreat with ensuite, and fully furnished. Walk-Out Suite: Kitchenette, full bath, king bed, and sofa bed. Effortless Ownership: Forget the hassle of maintaining a second home. Enjoy the perks of ownership with everything managed for you. Book a viewing or weekend stay today and discover how this property can spoil you while doubling as a corporate asset, Contact for a breakdown of the financial information!