

# **\$89,000 - 18 Cormorant Crescent, Rural Vulcan County**

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MLS® #A2192071

**\$89,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

NONE, Rural Vulcan County, Alberta

Welcome to the most amazing recreational and boating property in all of Alberta only a little over an hour from Calgary. This Estate Gated community is one of a kind in Alberta at Lake McGregor Country Estates! This RV lot is ready for you to pull into with your trailer or park module unit right up to the existing deck. This lot is fully serviced and comes with a shed. This family oriented based community comes with a clubhouse which includes an indoor and outdoor pool, sauna, and hot tub. There is also a gym, laundry room, showers, arcade, private lounge, and large community recreational room. All of these amenities only for only \$300/month which also include your water and sewer. All you need to pay for is your power and Wifi. This community has events all summer long including Halloween in August, McGregor days, golf tournaments, and craft fairs etc. The endless summers are filled with family and friends that can rent lots for the wknd and enjoy the fun. The gated community allows for only owner access to the boat launch, beach area, gated storage parking spots, and the clubhouse amenities. Enjoy a stress free community with easy access to the boat launch with use of all the boat slips! Lake McGregor is around 40 KM long and will be sure to impress you with full access to all your water sport needs in an amazing care free community. Along with a private lake environment you will also find tennis courts, beach volleyball, horse shoe pits, baseball diamond, additional parking. Book your



showing today and bring your wake boards, paddle boards, or fishing rod! This community truly has it all!

### Essential Information

MLS® #	A2192071
Price	\$89,000
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Recreational
Status	Active

### Community Information

Address	18 Cormorant Crescent
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

### Amenities

Amenities	Beach Access, Clubhouse, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Outdoor Pool, Park, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Visitor Parking
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### Additional Information

Date Listed	January 31st, 2025
Days on Market	77
Zoning	RR
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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