

# **\$195,000 - 12 Lee Lake Road, Rural Pincher Creek No. 9, M.D. of**

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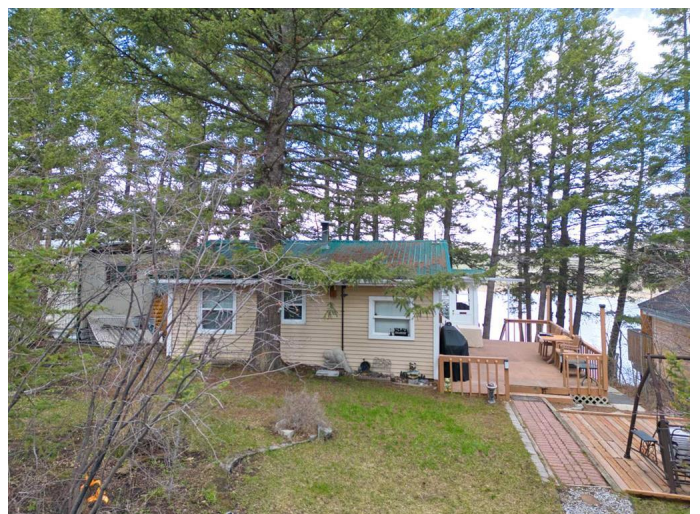
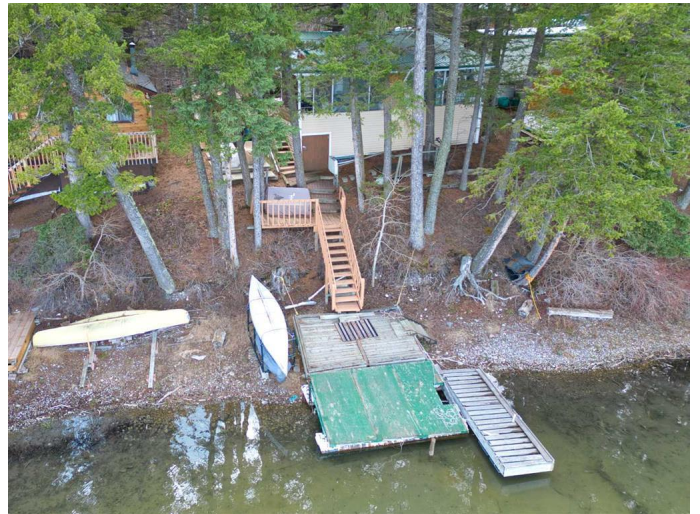
MLS® #A2215237

**\$195,000**

2 Bedroom, 1.00 Bathroom, 507 sqft  
Residential on 0.22 Acres

NONE, Rural Pincher Creek No. 9, M.D. of, Alberta

Ahhh... Lake life. Enjoy the serenity of this magical lakefront cabin along Lee Lake. Imagine sitting on the dock watching the sunset over Turtle Mountain while watching as well as listening to the music of the many birds that call this lake home. Loons, Blue Heron, falcons, woodpeckers, sparrows, and Canadian Geese were all observed upon a short visit to list this property. Amazing. Enjoy boating, paddle boarding, kayaking, or fishing right from your cabin, which is a very rare opportunity here in SW Alberta. There are privately owned trails that can be access for hiking with permission from the landowner. Centrally located to many other small lakes and recreational areas that SW Alberta is very well known for. Please note, that the land is leased (not owned) and zoned for recreational use, so no permanent residency allowed.



## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2215237  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 507       |
| Acres          | 0.22      |

|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Recreational |
| Style    | Bungalow     |
| Status   | Active       |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 12 Lee Lake Road                   |
| Subdivision | NONE                               |
| City        | Rural Pincher Creek No. 9, M.D. of |
| County      | Pincher Creek No. 9, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0K 1W0                            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |
| Is Waterfront  | Yes        |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Propane, Wall Furnace  |
| Cooling           | None                   |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Boat Slip, Dock   |
| Lot Description   | Treed, Waterfront |
| Roof              | Metal             |
| Construction      | Wood Frame        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 62               |
| Zoning         | RR2              |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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