

# **\$329,000 - 48 Lee Lake Road, Rural Pincher Creek No. 9, M.D. of**

MLS® #A2240662

**\$329,000**

2 Bedroom, 1.00 Bathroom, 912 sqft  
Residential on 1.00 Acres

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

Here is an opportunity to purchase a turn key cottage with approx. 100 feet of waterfront at Lee Lake, a crystal clear gem of a lake in stunning SW Alberta. This four season, well maintained cottage features a grand sized great room with large windows and cozy fireplace, two generous sized bedrooms, a country kitchen and 4 piece bath. The numerous outdoor entertaining areas add another dimension to this well maintained retreat. Large, adjacent decks accommodate outdoor dining and lounging areas. A sculpted wooden staircase meanders down the vast sloped lot to the edge of the lake and another spacious, waterfront deck complete with log furniture, wired shed w/bar fridge and a floating dock, two small fishing boats and endless fun on the water. This property is ideally located to enjoy nearby Castle Crown Wilderness Area, Castle Mountain Resort and Fernie Alpine Resort, not to mention the abundant amenities and outdoor adventures in nearby Crowsnest Pass. The recreation properties on Lee Lake are leased, not owned. New buyers subject to approval by the landlord. Permanent residency is not allowed on these leased lots. PLEASE USE RESPECT AND DO NOT ENTER PROPERTY WITHOUT PRIOR APPOINTMENT

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240662      |
| Price          | \$329,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 912           |
| Acres          | 1.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 48 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 | 4                                                         |
| Parking        | Off Street, Gravel Driveway                               |
| Is Waterfront  | Yes                                                       |
| Waterfront     | Lake Front, Lake Privileges, Navigable Water, See Remarks |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, See Remarks                                                                             |
| Appliances        | Bar Fridge, Range Hood, Refrigerator, Stove(s), Window Coverings, Wall/Window Air Conditioner, Electric Water Heater |
| Heating           | Fireplace(s), Forced Air, Propane                                                                                    |
| Cooling           | Wall/Window Unit(s)                                                                                                  |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric, Great Room                                                                                                 |
| Basement          | None                                                                                                                 |

## Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Lighting, Private Yard, Storage, Dock, Outdoor Shower                                                                   |
| Lot Description   | Gentle Sloping, Irregular Lot, Lake, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Private, Views, Waterfront |
| Roof              | Metal                                                                                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                    |
| Foundation        | Pillar/Post/Pier                                                                                                                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | RR2             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MAVERICK REALTY |
|----------------|-----------------|

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