# \$239,900 - 604 & 605, 401 4 Street, Rural Cypress County

MLS® #A2169727

#### \$239,900

2 Bedroom, 3.00 Bathroom, 1,334 sqft Residential on 0.00 Acres

Elkwater, Rural Cypress County, Alberta

RECREATIONAL PROPERTY OPPORTUNITY THAT SUPPLEMENTS YOUR MONTHLY PAYMENTS! Welcome to your own slice of paradise in Elkwater, nestled within the breathtaking beauty of Cypress County! Immerse yourself in the tranquillity of lake living while enjoying the convenience of just a 45-minute drive from Medicine Hat.

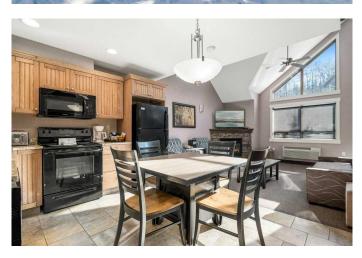
Introducing our newest condo listing at Elkwater Lake Lodge, offering the perfect blend of relaxation and adventure. Located in the heart of Elkwater's charming lake development, this property boasts access to an array of outdoor activities, from skiing and hiking to ice fishing and boating.

Step inside your cozy retreat, where comfort meets convenience. This unique condo offers the best of both worlds, with two separate units providing ample space for the whole family. The loft-style unit features a spacious master bedroom upstairs with a private 3-piece bath, while the main level boasts a full kitchen with a charming island overlooking the inviting living room, complete with a rustic stone gas fireplace. A convenient 2-piece bath, perfect for guests or quick touch-ups, also accompanies the kitchen.

The second unit offers a large master bedroom space, an open living area, and a cozy







breakfast bar, providing the ideal setup for family gatherings and relaxation. Plus, with an additional 4-piece bath, everyone can enjoy their own space and privacy.

But the perks don't end there! As an owner at Elkwater Lake Lodge, you can use the condo for 120 days per calendar year with no restrictions, allowing you to soak up the serenity of lake life whenever you please. And when you're not enjoying your own personal getaway, your condo can be placed in the rental pool, with a percentage of the rent covering condo fees, taxes and utilties associated with the property.

So why wait? Escape the hustle and bustle of city life and embrace the beauty of lake living in Elkwater. Your adventure awaits!

Built in 2011

### **Essential Information**

MLS® #	A2169727
Price	\$239,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.00
Year Built	2011
Туре	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

## **Community Information**

Address	604 & 605, 401 4 Street
Subdivision	Elkwater

City County Province Postal Code	Rural Cypress County Cypress County Alberta T0J 1C0
Amenities	
Amenities	Beach Access, Bicycle Storage, Colf Course, Indoor Pool, Laundry, Parking, Picnic Area, Playground, Ski Accessible, Spa/Hot Tub, Visitor Parking
Parking Spaces	2
Parking	Outside, Parking Lot, Stall
Has Pool	Yes
Interior	
Interior Features	Breakfast Bar, Granite Counters, High Ceilings
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone
Exterior	
Exterior Features	Balcony
Lot Description	Many Trees, Wooded

RoofAsphalt ShingleConstructionComposite Siding, Stone

# **Additional Information**

Date Listed	October 1st, 2024
Days on Market	329
Zoning	PP

# **Listing Details**

Listing Office RIVER STREET REAL ESTATE

Data is supplied by Pillar 9â,,¢ MLS® System. Pillar 9â,,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.