

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

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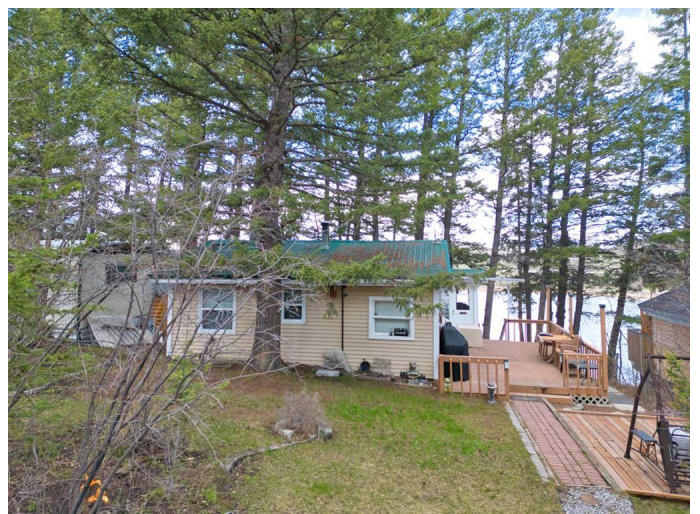
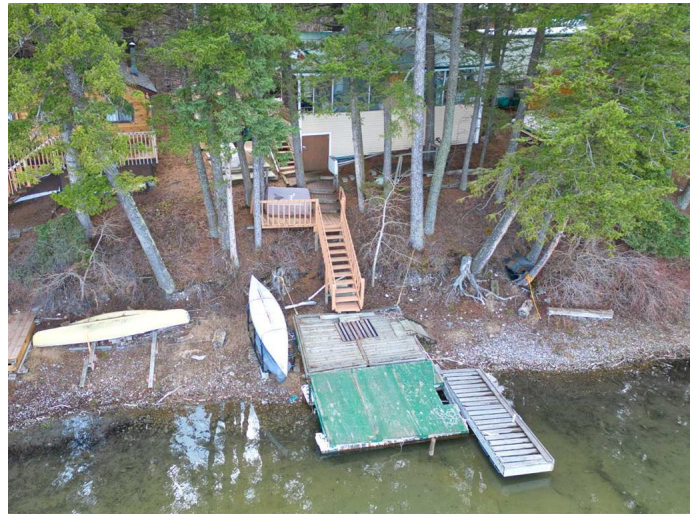
MLS® #A2215237

**\$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	65
Zoning	RR2

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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