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

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 188
Zoning RR2

# **Listing Details**

Listing Office Century 21 Foothills South 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