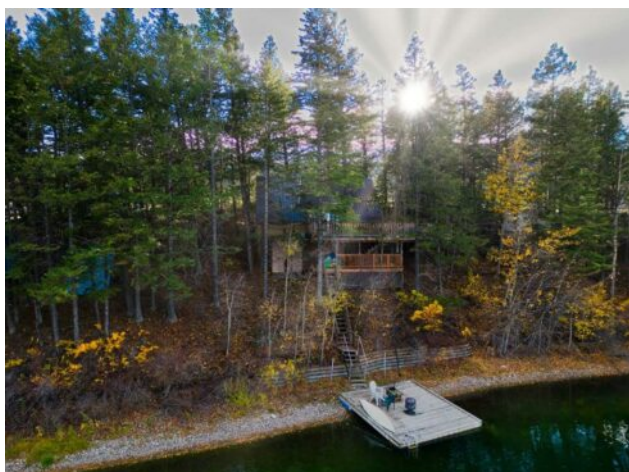


### 36 Lee Lake Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2272715



## \$225,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lake, Low Maintenance Landscape, Treed, Views		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Other, Well
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	7-7-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** All existing appliances and furnishings

Escape to the shores of Lee Lake and enjoy easy, relaxed lake life at this cozy cabin—perfect for summer getaways and weekend retreats. Just steps from the water, you’ll love spending your days boating, fishing, paddle boarding right from your own dock, and soaking in the quiet lakeside atmosphere from this quaint cabin. The cabin offers a warm, simple layout designed for carefree recreational use, with large windows that frame peaceful lake views and a comfortable deck ideal for morning coffee and memorable evenings. Located close the Crowsnest Pass, Castle Mountain, near many other small mountain lakes and rivers, and the backcountry of the South Canadian Rockies, you’re near endless hiking, biking, fishing and mountain adventure while still enjoying the privacy of a true lakeside hideaway. A wonderful opportunity to own an easygoing, low-maintenance retreat where life revolves around the lake. Please note - Lee lake cabin lots are leased on privately owned land, and zoned for recreational use so no permanent residency, short term (AirBnb), or long term renting is allowed as per zoning and land lease. Please ask your REALTOR® for more information.