# \$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.

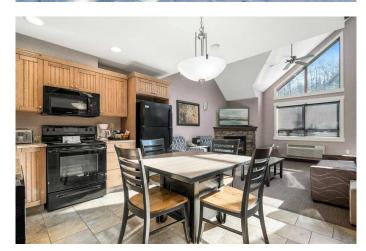
Introducing our newest condo listing at Elkwater Lake Lodge, offering the perfect blend of relaxation and adventure. Located in the heart of Elkwater's charming lake development, this property boasts access to an array of outdoor activities, from skiing and hiking to ice fishing and boating.

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

Acres 0.00

Year Built 2011

Type Residential
Sub-Type Recreational
Style Cottage/Cabin

Status Active

# **Community Information**

Address 604 & 605, 401 4 Street

1,334

Subdivision Elkwater

City Rural Cypress County

County Cypress County

Province Alberta
Postal Code 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

Roof Asphalt Shingle

Construction Composite Siding, Stone

#### **Additional Information**

Date Listed October 1st, 2024

Days on Market 345 Zoning PP

# **Listing Details**

Listing Office RIVER STREET REAL ESTATE

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