

\$179,900 - 62 Cormorant Crescent, Rural Vulcan County

MLS® #A2235177

\$179,900

2 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Year-Round Retreat in Gated Lake MacGregor Country Estates

2 Bed | 1 Bath | Fully Winterized | Furnishings Included

Welcome to your perfect all-season getaway at the sought-after Lake MacGregor Country Estates—a gated, resort-style community just steps from the lake. This beautifully updated two-bedroom, one-bathroom property is fully winterized, allowing for year-round living or recreation in comfort and style.

Step inside to find a bright, open-concept layout featuring a beautifully updated kitchen with stylish cabinetry, all-new flooring, and top-down, bottom-up blinds throughout for customizable light and privacy. A dedicated laundry area includes a washer and dryer, and nearly all furnishings are included—making this a true turnkey opportunity.

Enjoy morning coffee in the sunroom or relax in the covered, screened-in deck—perfect for mosquito-free evenings. A private back patio provides additional space to entertain, along with a patio table and chairs, barbecue, and storage bins. There’s even a mini fridge in the storage shed for extra convenience.

This is a golf-cart-friendly community, where lifestyle amenities abound. The expansive clubhouse offers indoor and outdoor pools, a



hot tub, sauna, and hosts frequent community events like weddings, dances, and birthday parties. Enjoy tennis courts, beach volleyball, a playground, and a boat launch with docks for all your water adventures. Need extra storage? There's a secure compound for boat and trailer storage rentals.

This is an amazing family-oriented community, with weekly events, including a Canada Day Golf Cart Parade and Halloween in August—making every season something to look forward to. HOA fees are \$300/month and include access to all amenities and your water and sewer. Don't miss this rare opportunity to own a low-maintenance, high-fun lake property in one of Alberta's most vibrant recreational communities. Book your private showing today!

Built in 2007

Essential Information

MLS® #	A2235177
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	526
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	62 Cormorant Crescent
Subdivision	Lake McGregor Country Estates



City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1B0

Amenities

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Gazebo, Indoor Pool, Laundry, Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Trash, Visitor Parking, Outdoor Pool
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	June 27th, 2025
Days on Market	21
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

Listing Details

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