

# \$239,900 - 604 & 605, 401 4 Street, Rural Cypress County

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MLS® #A2169727

**\$239,900**

2 Bedroom, 3.00 Bathroom, 1,334 sqft  
Residential on 0.00 Acres

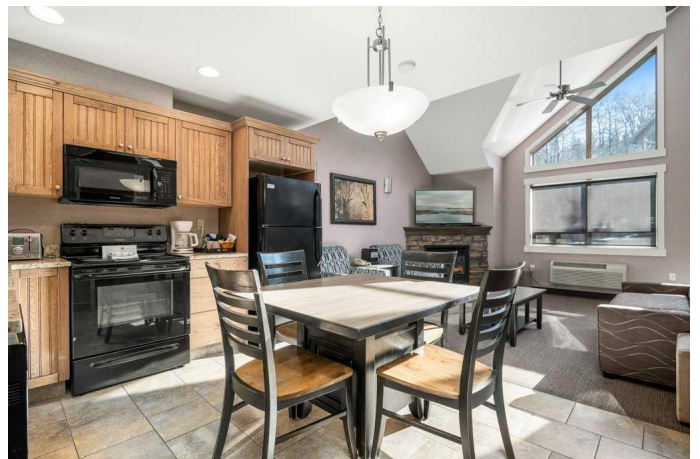
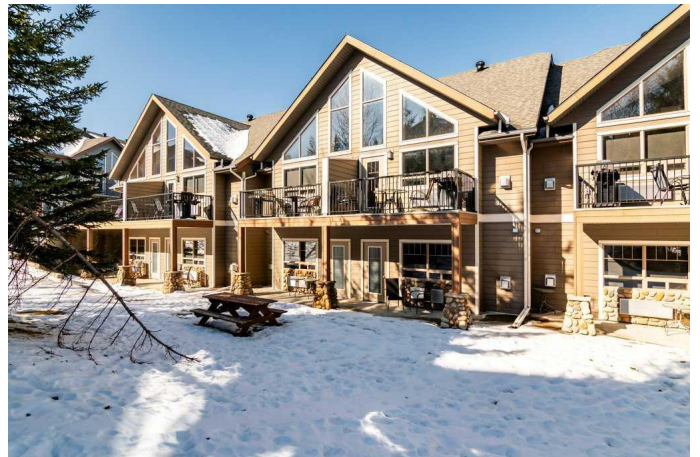
Elkwater, Rural Cypress County, Alberta

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 utilities 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	1,334
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	604 & 605, 401 4 Street
Subdivision	Elkwater

City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

### Amenities

Amenities	Beach Access, Bicycle Storage, Golf 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	321
Zoning	PP

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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