$319,900 - 709/710, 401 4 Street, Rural Cypress County

MLS® #A2189281

$319,900

2 Bedroom, 2.00 Bathroom, 1,078 sqft
Residential on 0.00 Acres

Elkwater, Rural Cypress County, Alberta

UNIQUE AND REWARDING RECREATIONAL PROPERTY OPPORTUNITY! Located just 40 minutes south of Medicine Hat is the vacation community of Elkwater, in the heart of Cypress Hills Provincial Park. This is where you'll find the maintenance-free recreational property your family has been dreaming about. This fully furnished condo is unquestionably one of the nicest in the development, found on the TOP FLOOR of the newest building, and in the NW end of the building offering the best available views of Elkwater lake. This two-bedroom condo is modern in decor and design, features vaulted ceilings that many units don't, and offers an incredible layout that provides flexibility in usage. Both a 1 bedroom unit AND a studio suite are yours, with an interconnecting door allowing access between the two. This is a perfect setup for a young family with space for the kids, or bring your friends out for a weekend and they'll essentially have their own private condo. These suites are fully equipped with all the furnishings, appliances, housewares and linens that you and your guests will ever need. If the weather isn't cooperating you can enjoy the indoor pool and hot tub located just across the parking lot. If you've had too much fun and don't feel like cooking, the restaurant is just steps away and ready to feed you a hearty meal. Time to go home? No problem! Just lock up and go, and management will ensure your suite is cleaned and maintained so that it's

ready for your next visit. EVEN BETTER - These units are included in a popular rental pool which provides you with steady income to help subsidize your enjoyment of the property. Use the property yourself for up to 120 days each year, collect rental income for the rest, and have all of it capably managed by Elkwater Lake Lodge. This is the perfect opportunity to enjoy everything Elkwater has to offer - boating & fishing, beach & playground, nearby campgrounds, biking trails, incredible hiking trails, golf, skiing, outdoor skating rink, community centre, and much more! Call today to inquire or to schedule your private viewing. WANT TO TRY IT OUT BEFORE BUYING IT? Take it for a test drive! Book a weekend stay at Elkwater Lake Lodge and request this unit! See for yourself just how much your family will love it! Sublease agreement and Rental Management Agreement can be provided upon request.

Built in 2020

Essential Information

MLS® #	A2189281
Price	$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

Community Information

Address	709/710, 401 4 Street
Subdivision	Elkwater

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

Amenities

Amenities	Indoor Pool
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Other
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	PP

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY