

# \$199,000 - 602 & 603, 405 4 Street, Rural Cypress County

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MLS® #A2243117

**\$199,000**

2 Bedroom, 3.00 Bathroom, 1,248 sqft  
Residential on 0.00 Acres

Elkwater, Rural Cypress County, Alberta

Vacation Vibes & Income Potential: Your Elkwater Lake Lodge Escape Awaits! Imagine owning your own getaway in the breathtaking Cypress Hills Provincial Park—where vacation luxury meets smart investment. This walk-out suite at Elkwater Lake Lodge is your ticket to year-round relaxation and reliable revenue.

Vacation-Ready Comfort:

Unwind in the upper spacious suite that sleeps 4, featuring a king bedroom, a cozy sleeping area in the living room, an eat in kitchen, half bath, and a full bath on 2 glorious levels...or combine it with the lower unit which can accommodate 4 more guests. Step outside for fresh air and gorgeous views, or take advantage of the lodge's swimming pool, restaurant, and housekeeping—all the perks of a resort, none of the hassle.

Flexible Ownership:

Enjoy up to 120 nights a year per unit for yourself, your family, or your clients. Host memorable getaways, treat your team, or simply relax knowing your unit is generating income when you're not there.

All-Season Adventure:

Fish, hike, and explore endless trails in the summer, then return for Nordic and downhill skiing at Hidden Valley in the winter. Every season is a reason to visit (and rent out!) your suite.

Effortless Income:



Let the lodge handle bookings, maintenance, and guest services. Earn passive revenue while your property works for youâ€”perfect for business owners seeking a corporate retreat, client perk, or investment with lifestyle benefits.

Ready to Spoil Yourself?

Book a viewing or a weekend stay to experience this unique opportunity firsthand. Reach out for a full financial breakdown and see how this property can be your personal escape and a powerful business assetâ€”all in one!

Built in 2011

### **Essential Information**

MLS® #	A2243117
Price	\$199,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	602 & 603, 405 4 Street
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

### **Amenities**

Amenities	Indoor Pool, Laundry, Park, Parking, Pool, Spa/Hot Tub, Visitor Parking, Beach Access, Boating, Ski Accessible
Utilities	Natural Gas Connected, Garbage Collection, Cable Connected, Electricity Connected, Phone Connected, See Remarks, Water Connected
Parking Spaces	2
Parking	Stall
Has Pool	Yes

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	Barbecue
Lot Description	Landscaped, Standard Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	2
Zoning	PP Provincial Park
HOA Fees Freq.	MON

### Listing Details

Listing Office	CIR REALTY
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