# \$639,000 - 18 White Pelican Way, Rural Vulcan County

MLS® #A2204519

# \$639,000

3 Bedroom, 3.00 Bathroom, 1,487 sqft Residential on 0.09 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Get in on the ground floor with this exceptional build opportunity by District North Development. This lake home is packed with design elements and features that will ensure your family will be wowing guests and making memories here for many years to come. This stunning home is characterized by soaring ceilings, open feel and massive windows, perfectly positioned to take advantage of the views. Key features include a wide-open kitchen, dining and living space, with a cozy gas burning fireplace. The kitchen will no doubt keep the chef, as well as the entertainer in the family, happy and well equipped. Open the massive patio doors and step onto the full width deck to bbq or just enjoy the scenery. The view from the home is breathtaking, offering bluff and lake views. Upstairs you will find 3 bedrooms, an ensuite, an additional full bath as well as a loft for some quiet time. Although each owner at Lake McGregor Country Estates enjoys a space in the fenced and locked storage area, you can pamper your boat as this home has a garage designed to accommodate a boat with over 26 feet of depth.

Please note renderings show standard floor plan with optional finishes as this is an upcoming build. There is still plenty of time to personalize.

Lake McGregor is 40kms long and full of sandy beaches with clean warm water. The







resort offers private access to the lake and shared boat slips for its residents. The resort includes many amenities such as basketball court, baseball diamond, tennis court, beach volleyball, driving range, indoor pool, outdoor pool, hot tub, the list goes on. This property is a must see. Come check out Alberta's best kept secret. More links for a Virtual tour of the clubhouse and grounds.

#### Built in 2025

# **Essential Information**

MLS® # A2204519 Price \$639,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,487 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 18 White Pelican Way

Subdivision Lake McGregor Country Estates

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 1G0

#### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness

Center, Indoor Pool, Laundry, Outdoor Pool, Parking, Party Room, Picnic Area, Playground, Pool, Recreation Facilities, Recreation Room,

RV/Boat Storage, Trash, Secured Parking, Spa/Hot Tub

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

Has Pool Yes

## Interior

Interior Features Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Range, Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Close to Clubhouse, No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 24th, 2025

Days on Market 219

Zoning Grouped Reservoir Residen

HOA Fees 300

HOA Fees Freq. MON

# **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.