

# **\$83,000 - 58 White Pelican Way, Rural Vulcan County**

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MLS® #A2213005

**\$83,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

Lake McGregor Country Estates, Rural Vulcan  
County, Alberta

Come and build your dream cottage in the amazing community of Lake McGregor Country Estates. This family orientated resort offers everything you could ask for in a 4 seasons complex. The community is a gated neighborhood with tons of amenities including a full service clubhouse with indoor and outdoor pools, sauna, gym, games room, rec room, adult lounge, coin laundry room, showers, and hot tub. The grounds also include tennis courts, baseball court, beach volleyball, playgrounds, baseball diamond, and horse shoe area. Enjoy the private boat launch, multiple docks for all your watercraft needs, and beach area. This community is gold cart friendly and offers many activities throughout the summer such as Halloween in August and Golf cart parades for Canada Day long weekend! Bring your own builder and enjoy the views from your deck looking over the 40Km lake! All services are brought to the property and water and sewer is included in the \$300/month HOA fees! There is additional boat storage that can be rented from the community association.



## **Essential Information**

MLS® #	A2213005
Price	\$83,000
Bathrooms	0.00

Acres	0.19
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	58 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, Fitness Center, Indoor Pool, Laundry, Outdoor Pool, Park, Parking, Party Room, Playground, Pool, Recreation Facilities, Recreation Room, Sauna, Trash, Visitor Parking
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### Exterior

Lot Description	Conservation, Irregular Lot, Lake, No Neighbours Behind, Pie Shaped Lot, Views, Wedge Shaped Lot
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### Additional Information

Date Listed	April 17th, 2025
Days on Market	111
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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