

\$85,000 - 70 Lake McGregor Drive, Rural Vulcan County

MLS® #A2221118

\$85,000

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

Lake McGregor Country Estates, Rural Vulcan
County, Alberta

Discover your own slice of paradise with this beautiful vacant cottage lot located in the sought-after Lake McGregor Country Estates—a gated, four-season resort community just 90 minutes from Calgary and 60 minutes from Lethbridge. This lot offers a view of the lake, as well as ample space and flexibility for your dream build, measuring approximately 12.50 meters at the street front, 38.08 meters along the north property line, 11.19 meters at the rear property line, and 39.47 meters along the south property line.

Essential services are available right up to the property line, making it easy to get started with the builder of your choice. Architectural guidelines are in place to maintain the high standards and visual appeal of the community.

Nestled along the shores of Lake McGregor, this resort is a haven for water lovers. The lake spans 40 kilometres and is known for its clean, warm waters, ideal for swimming, boating, fishing, and a variety of water sports. As a property owner, you™ll enjoy exclusive access to a wide array of resort-style amenities, including a clubhouse and recreation centre, indoor and outdoor pools, hot tub, and sauna, tennis/pickleball, and basketball courts, a family-friendly beach and playground, boat launch and mooring area, and secure storage compound for boats and RVs. With a monthly Community Association fee of \$300, you™ll have access to water, sewer, and all amenities—offering a



worry-free lifestyle in a secure, well-maintained setting. Whether you're looking to build a weekend retreat or a year-round residence, this lot is your gateway to the relaxed lakeside lifestyle you've been dreaming of. Come explore Lake McGregor Country Estates and see the beautifully developed cottages that could soon be your neighbours!

Essential Information

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|-----------|------------------|
| MLS® # | A2221118 |
| Price | \$85,000 |
| Bathrooms | 0.00 |
| Acres | 0.11 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 70 Lake McGregor Drive |
| Subdivision | Lake McGregor Country Estates |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 2B0 |

Additional Information

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| Date Listed | May 14th, 2025 |
| Days on Market | 86 |
| Zoning | Grouped Reservoir Res |

Listing Details

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| Listing Office | Magnuson Realty Ltd |
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