

# \$53,500 - 75 White Pelican Way, Rural Vulcan County

MLS® #A2205449

**\$53,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan  
County, Alberta

Great Opportunity to build your dream cottage in the amazing community of Lake McGregor Country Estates! This builders lot is serviced with water, gas, and power to the property. Water and sewer is all included in the \$300/month association fees. The community is gated with a clubhouse that offers indoor and outdoor pools, sauna, hot tub, games room, gym, and showers and can be used year round! The grounds also include beach volleyball, playground, Tennis courts, and baseball diamond. Enjoy everything this fun, tight knit community has to offer including the lake with boat launch and docks. The beach area is a fun spot to bring your favorite people and enjoy all that summer has to offer. This community has numerous summer events including a Canada Day golf cart parade and Halloween in August! There are also RV spots that can be rented for your family and friends! This is truly Alberta's hidden gem being only a little over an hour from Calgary and Lethbridge.



## Essential Information

MLS® #	A2205449
Price	\$53,500
Bathrooms	0.00
Acres	0.05
Type	Land

Sub-Type Recreational  
Status Active

### Community Information

Address 75 White Pelican Way  
Subdivision Lake McGregor Country Estate  
City Rural Vulcan County  
County Vulcan County  
Province Alberta  
Postal Code T0L 1G0

### Amenities

Amenities Beach Access, Boating, Clubhouse, Hot Tub, Pool, Outdoor Pool, Park, Playground, Pool, Recreation, Sauna

### Additional Information

Date Listed March 24th, 2025  
Days on Market 12  
Zoning RR  
HOA Fees 300  
HOA Fees Freq. MON

### Listing Details

Listing Office RE/MAX Landan Real Estate



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.