# \$47,500 - 71 White Pelican Way, Rural Vulcan County

MLS® #A2205281

### \$47,500

0 Bedroom, 0.00 Bathroom, Land on 0.06 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® # A2205281

Price \$47,500

Bathrooms 0.00 Acres 0.06

Type Land

Sub-Type Recreational

Status Active

# **Community Information**

Address 71 White Pelican Way

Subdivision Lake McGregor Country Esta

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 1G0

### **Amenities**

Amenities Beach Access, Boating, Fit

Parking, Party Room, Playg

Pool

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 82

Zoning RR

HOA Fees 300

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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