

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

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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 Estate  
City                    Rural Vulcan County  
County                 Vulcan County  
Province               Alberta  
Postal Code           T0L 1G0

**Amenities**

Amenities             Beach Access, Boating, Cabana, Gazebo, Indoor Pool, Outdoor Playground

**Additional Information**

Date Listed           March 24th, 2025  
Days on Market       139  
Zoning                 RR  
HOA Fees              300  
HOA Fees Freq.       MON

**Listing Details**

Listing Office         RE/MAX Landan Real Estate



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