

# **\$374,000 - 35 White Pelican Way, Rural Vulcan County**

MLS® #A2159766

**\$374,000**

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.06 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to Lake McGregor Country Estates! Start making family memories at this gated year round resort in this bright beautiful new 2 storey cottage! This was built with entertaining in mind with a large sit up island in the main floor great room plan, along with quartz countertops and durable vinyl plank flooring. The kitchen has all the counter space and storage you need for meal prep and entertaining! Continue out the patio door to a large covered deck with pot lights and gas hook up for your BBQ. The main floor is complete with a half bath. Upstairs you will find two large bedrooms with big walk in closets, a 4 piece bath with a separate toilet and shower room. There is a convenient pocket door from the primary bedroom to the bathroom. An added bonus upstairs is the laundry room! Check out the upgraded black finishings, plumbing fixtures and modern lighting package in this home! The basement is unfinished ready for future development. Builder has a finished basement option as well that can be added. Enjoy all that this resort life has to offer, beach, boat launch, mooring, indoor pool, outdoor pool, tennis, pickleball, and basketball courts, storage, & guest camping. The community has potluck dinners, movie nights, Halloween in August and much more! \$300 monthly association fee includes the use of all amenities, water & sewer. The resort is located 1.5 hours SE of Calgary and 1 hour north of Lethbridge! \*\*This is a gated



community an appointment is required to access the resort\*\* Please note days on market were while the home was under construction.

Built in 2024

**Essential Information**

MLS® #	A2159766
Price	\$374,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,238
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

**Community Information**

Address	35 White Pelican Way
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L1G0

**Amenities**

Amenities	Beach Access, Clubhouse, Coin Laundry, Indoor Pool, Outdoor Pool, Playground, RV/Boat Storage, Trash
Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Open Floorplan, High Ceilings, Kitchen Island, Pantry
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Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 23rd, 2024
Days on Market	381
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

## Listing Details

Listing Office	Fireside Property Group Ltd.
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