

# **\$53,500 - 71 White Pelican Way, Rural Vulcan County**

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MLS® #A2205281

**\$53,500**

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	\$53,500
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, Clubhouse, F  
                                      Parking, Party Room, Playgro

**Additional Information**

Date Listed                 March 24th, 2025  
Days on Market            27  
Zoning                        RR  
HOA Fees                    300  
HOA Fees Freq.            MON

**Listing Details**

Listing Office               RE/MAX Landan Real Estate



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