$639,000 - 18 White Pelican Way, Rural Vulcan County

MLS® #A2204519

$639,000
3 Bedroom, 3.00 Bathroom, 1,487 sqft
Residential on 0.09 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Get in on the ground floor with this exceptional build opportunity by District North Development. This lake home is packed with design elements and features that will ensure your family will be wowing guests and making memories here for many years to come. This stunning home is characterized by soaring ceilings, open feel and massive windows, perfectly positioned to take advantage of the views. Key features include a wide-open kitchen, dining and living space, with a cozy gas burning fireplace. The kitchen will no doubt keep the chef, as well as the entertainer in the family, happy and well equipped. Open the massive patio doors and step onto the full width deck to bbq or just enjoy the scenery. The view from the home is breathtaking, offering bluff and lake views. Upstairs you will find 3 bedrooms, an ensuite, an additional full bath as well as a loft for some quiet time. Although each owner at Lake McGregor Country Estates enjoys a space in the fenced and locked storage area, you can pamper your boat as this home has a garage designed to accommodate a boat with over 26 feet of depth.
Please note renderings show standard floor plan with optional finishes as this is an upcoming build. There is still plenty of time to personalize.

Lake McGregor is 40kms long and full of sandy beaches with clean warm water. The

resort offers private access to the lake and shared boat slips for its residents. The resort includes many amenities such as basketball court, baseball diamond, tennis court, beach volleyball, driving range, indoor pool, outdoor pool, hot tub, the list goes on. This property is a must see. Come check out Alberta's best kept secret. More links for a Virtual tour of the clubhouse and grounds.

Built in 2025

Essential Information

MLS® #	A2204519
Price	$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,487
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 White Pelican Way
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

Amenities

Amenities	Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Indoor Pool, Laundry, Outdoor Pool, Parking, Party Room, Picnic Area, Playground, Pool, Recreation Facilities, Recreation Room, RV/Boat Storage, Secured Parking, Trash, Spa/Hot Tub

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Close to Clubhouse, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	38
Zoning	Grouped Reservoir Residen
HOA Fees	300
HOA Fees Freq.	MON

Listing Details

Listing Office	MaxWell Capital Realty

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