

# \$379,000 - 41 White Pelican Way, Rural Vulcan County

MLS® #A2157024

**\$379,000**

3 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.06 Acres

MacGregor Lake, Rural Vulcan County, Alberta

Life at the lake! Enjoy family time at this awesome gated year round resort only 1.5 hours SE of Calgary! This open and bright, 3 bedroom, 2 storey has everything you need to start living your best life at the lake. The main floor great room plan is perfect for relaxing or has plenty of room for game nights! The kitchen is well appointed with quartz countertops, tons of storage and an abundance of counter space! Step outside to enjoy your morning coffee or to entertain friends on the large covered deck with natural gas hook up for your BBQ. The main floor is complete with a small office space and half bath. There are 3 bedrooms upstairs and a 4 piece bath with separate toilet and shower room. The primary bedroom has a convenient pocket door to the bathroom. 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. \*\*Gated community an appointment is required to access the resort!\*\*

Built in 2024



**Essential Information**

MLS® #	A2157024
Price	\$379,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	41 White Pelican Way
Subdivision	MacGregor Lake
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L1G0

**Amenities**

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

**Interior**

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

**Exterior**

Exterior Features	BBQ gas line
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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	240
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Fireside Property Group Ltd.
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