

# \$629,900 - 54 White Pelican Way, Rural Vulcan County

MLS® #A2217673

## \$629,900

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.13 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

What a fantastic find. A three year old home in pristine condition with all of the yard work done: landscaping, cement garage pad, driveway and sidewalks poured, double detached garage, fence, planted trees, annuals, groomed flower beds. All for way less than new home pricing. This home is perfect, beautifully designed and well maintained with many upgrades. The lake lifestyle is amazing and you can sit on your screened balcony and enjoy the lake view, teeming with wildlife. This home has many upgrades; kitchen cupboards to ceiling, triple pane argon windows, Owens corning shingles and the list goes on, This is a must see,. Book your appointment today! Beautiful Lake views are rare.

Built in 2021

## Essential Information

MLS® #	A2217673
Price	\$629,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	0.13
Year Built	2021



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	54 White Pelican Way
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

### Amenities

Amenities	Boating, Clubhouse, Community Gardens, Dog Park, Fitness Center, Indoor Pool, Laundry, Outdoor Pool, Park, Party Room, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room, RV/Boat Storage, Sauna, Snow Removal, Storage
Parking Spaces	2
Parking	Additional Parking, Double Garage Detached
# of Garages	2
Waterfront	Beach Access, Lake, Lake Privileges
Has Pool	Yes

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Water Heater, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	May 4th, 2025
Days on Market	60
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

### Listing Details

Listing Office	MaxWell Capital Realty
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