

# \$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 | 48            |
| Zoning         | RR            |
| HOA Fees       | 300           |
| HOA Fees Freq. | MON           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.