\$52,000 - 95 White Pelican Way, Rural Vulcan County

MLS® #A2211637

\$52,000

0 Bedroom, 0.00 Bathroom, Land on 0.07 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to McGregor Estates â€" Lake Life Without Compromise! This incredible lot offers more than just a place to build â€" it's your gateway to a lifestyle that outshines the competition. Priced well below comparable lots in Little Bow or Pine Coulee McGregor Estates offers unmatched value thanks to its thoughtfully planned community and top-tier amenities. McGregor Lake offers a year-round community centre complete with indoor/outdoor pools, a hot tub, fitness facilities, and gathering spaces. Love the water? McGregor Reservoir consistently maintains higher water levels than other lakes during dry years, thanks to its irrigation outflow system. That means dependable boat access all season long. Plus, with the only other launch located at the far north end by the provincial park, boat traffic in front of McGregor Estates is significantly reducedâ€"meaning calmer waters, fewer waves, and more room to surf, paddle, and relax.

This particular lot is a standout with: Prime design potential thanks to a wide front footprintâ€"ideal for garage and off-street parking (street parking not permitted in the community). Unique layout advantages, including a public walkway beside the lot that allows for proper egress windows in basement bedroomsâ€"something many other lots can't offer. Easy access for lake toys: a cul-de-sac-style loop in front makes







maneuvering a boat trailer a breeze.
Bonus: Across the street, Thompson
Homes.â€"a respected local custom home
builderâ€"has already brought several
beautiful homes to life here, including two
nearby listings in the ~\$375K range.
If you're thinking of building your dream lake
home, this is the opportunity you've been
waiting forâ€"better amenities, better water
conditions, less crowding, and far more value
than other surrounding lakes. Come see why
McGregor Estates is the lake community that
truly delivers!

Essential Information

MLS® # A2211637

Price \$52,000

Bathrooms 0.00 Acres 0.07 Type Land

Sub-Type Recreational

Status Active

Community Information

Address 95 White Pelican Way

Subdivision Lake McGregor Country Estates

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 2B0

Amenities

Amenities Beach Access, Boating, Clubhouse, Fitness Center, Gazebo, Indoor

Pool, Laundry, Outdoor Pool, Parking, Picnic Area, Playground, Pool, Park, Party Room, Recreation Facilities, Sauna, Trash, Visitor Parking

Additional Information

Date Listed April 14th, 2025

Days on Market 203

Zoning RR HOA Fees 300 HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Landan Real Estate

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