

**18 White Pelican Way  
Rural Vulcan County, Alberta**

**MLS # A2204519**

**\$639,000**



**Division:** Lake McGregor Country Estates

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,487 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.09 Acre

**Lot Feat:** Close to Clubhouse, No Neighbours Behind

|                    |                                                    |                   |                           |
|--------------------|----------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | Co-operative              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                  | <b>Sewer:</b>     | Public Sewer              |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | 4-21-16-W16               |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                     | <b>Zoning:</b>    | Grouped Reservoir Residen |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |                   |                           |
| <b>Inclusions:</b> | N/A                                                |                   |                           |

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.