



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

54 White Pelican Way
Rural Vulcan County, Alberta

MLS # A2217673



\$629,900

Division:	Lake McGregor Country Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	4-21-16-W16
Exterior:	Composite Siding, Manufactured Floor Joist	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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.