



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

**MLS # A2296127**



**\$399,900**

<b>Division:</b>	Lake McGregor Country Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Private
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Grouped Reservoir Residen
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** Refrigerator, Stove, Air Conditioner, Washer and Dryer, Ceiling Fan, Dishwasher

Welcome to lake living at its best in the sought-after community of Lake McGregor Country Estates Resort! This beautifully designed semi-detached bungalow offers the perfect blend of comfort, functionality, and lifestyle—just steps from one of Southern Alberta’s most desirable recreational lake. Built in 2021, this home is bright and airy open-concept layout with vaulted ceilings, creating an inviting space for both everyday living and entertaining. The kitchen is thoughtfully finished with modern cabinetry, a large island, and a convenient pantry, seamlessly connecting to the dining and living areas. Large windows fill the home with natural light and provide views of the surrounding community. The spacious primary retreat, is on the main floor along with two full bathrooms. Downstairs, the fully developed basement adds incredible versatility with two additional bedrooms, a full bathroom, a generous family room, and laundry—ideal for guests or growing families. Step outside to enjoy a covered back deck and a backyard designed for ease and enjoyment. Recent upgrades include additional exposed aggregate concrete, creating a low-maintenance outdoor space perfect for relaxing or entertaining. The front of the home has also been enhanced with an expanded concrete driveway, providing ample parking—including space for a boat—so you can fully take advantage of everything the lake lifestyle offers. Located in a vibrant, amenity-rich community, Lake McGregor Country Estates Resort is known for its warm waters, sandy shores, and endless recreational opportunities. Residents enjoy access to a private beach, marina, clubhouse, sports courts, playgrounds, and year-round activities—from boating and fishing in the summer to skating and snowmobiling in the winter.