



**75 White Pelican way , Rural Vulcan County, Alberta - \$47,500**



## Property Description

Great Opportunity to build your dream cottage in the amazing community of Lake McGregor Country Estates! This builders lot is serviced with water, gas, and power to the property. Water and sewer is all included in the \$300/month association fees. The community is gated with a clubhouse that offers indoor and outdoor pools, sauna, hot tub, games room, gym, and showers and can be used year round! The grounds also include beach volleyball, playground, Tennis courts, and baseball diamond. Enjoy everything this fun, tight knit community has to offer including the lake with boat launch and docks. The beach area is a fun spot to bring your favorite people and enjoy all that summer has to offer. This community has numerous summer events including a Canada Day golf cart parade and Halloween in August! There are also RV spots that can be rented for your family and friends! This is truly Alberta's hidden gem being only a little over an hour from Calgary and Lethbridge.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Landan Real Estate*