

# \$449,900 - 55 White Pelican Way, Rural Vulcan County

MLS® #A2219972

## \$449,900

5 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.07 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

This custom built home is truly high end. When you walk through the doors, you know...custom cabinets, window coverings, granite, granite dining room table, stained glass light fixture, slate floors, the list goes on. This home is built for a large family, Five bedrooms, 3.5 bathrooms, 2 fireplaces. This home must be seen to be appreciated.

Built in 2007

### Essential Information

MLS® #	A2219972
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	55 White Pelican Way
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County



County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Coin Laundry, Indoor Pool, Outdoor Pool, Park, Party Room, Pool, Racquet Courts, Recreation Facilities, RV/Boat Storage, Sauna, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street
Has Pool	Yes

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Crown Molding
Appliances	Central Air Conditioner, Gas Range, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Boiler, None
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Bedroom, Decorative
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	90
Zoning	RR
HOA Fees	300

HOA Fees Freq.     MON

**Listing Details**

Listing Office             MaxWell Capital Realty



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