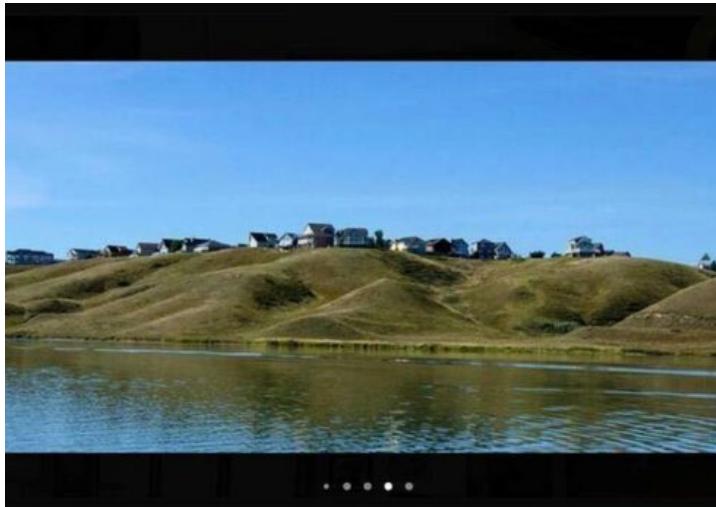


**95 White Pelican Way
Rural Vulcan County, Alberta****MLS # A2211637****\$52,000****Division:** Lake McGregor Country Estates**Lot Size:** 0.07 Acre**Lot Feat:** -**By Town:** Vulcan**LLD:** 16-16-21-W4**Zoning:** RR**Water:** Co-operative**Sewer:** -**Utilities:** -

Welcome to McGregor Estates – Lake Life Without Compromise! This incredible lot offers more than just a place to build – it's your gateway to a lifestyle that outshines the competition. Priced well below comparable lots in Little Bow or Pine Coulee, McGregor Estates offers unmatched value thanks to its thoughtfully planned community and top-tier amenities. McGregor Lake offers a year-round community centre complete with indoor/outdoor pools, a hot tub, fitness facilities, and gathering spaces. Love the water? McGregor Reservoir consistently maintains higher water levels than other lakes during dry years, thanks to its irrigation outflow system. That means dependable boat access all season long. Plus, with the only other launch located at the far north end by the provincial park, boat traffic in front of McGregor Estates is significantly reduced – meaning calmer waters, fewer waves, and more room to surf, paddle, and relax. This particular lot is a standout with: Prime design potential thanks to a wide front footprint – ideal for garage and off-street parking (street parking not permitted in the community). Unique layout advantages, including a public walkway beside the lot that allows for proper egress windows in basement bedrooms – something many other lots can't offer. Easy access for lake toys: a cul-de-sac-style loop in front makes maneuvering a boat trailer a breeze. Bonus: Across the street, Thompson Homes – a respected local custom home builder – has already brought several beautiful homes to life here, including two nearby listings in the ~\$375K range. If you're thinking of building your dream lake home, this is the opportunity you've been waiting for – better amenities, better water conditions, less crowding, and far more value than other surrounding lakes. Come see why McGregor Estates is the lake community that truly delivers!