

# \$659,000 - 6 Lake McGregor Drive, Rural Vulcan County

MLS® #A2204515

**\$659,000**

2 Bedroom, 2.00 Bathroom, 1,365 sqft

Residential on 0.12 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Seize a rare opportunity to craft your dream lakefront lifestyle with this exceptional build by District North Development. Escape the city's clamor and embrace unparalleled luxury in this expansive open-concept bungalow. Designed to maximize both space and breathtaking views, this residence offers a seamless blend of comfort and sophistication. Imagine waking up to panoramic lake vistas from your primary suite, complete with a lavish ensuite and walk-in closet. A versatile second bedroom or office adds flexibility to your living space. The heart of the home, a striking kitchen and living area, is bathed in natural light, showcasing the development's signature vistas through generous windows. High-end finishes, including luxury vinyl plank flooring, quartz countertops, and a durable Hardie Board exterior, ensure lasting elegance.

This is a pre-construction opportunity, allowing you to personalize your finishes and truly make it your own. Renderings depict the standard floorplan with optional upgrades.

Lake McGregor, a 40km jewel of Alberta, boasts pristine sandy beaches and warm, inviting waters. The exclusive resort community offers private lake access and shared boat slips, along with a wealth of amenities: basketball, baseball, tennis, beach volleyball, a driving range, indoor and outdoor pools, a hot tub, and much more. Discover



Alberta's best-kept secret and create a life of unparalleled leisure.

Built in 2025

**Essential Information**

MLS® #	A2204515
Price	\$659,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,365
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6 Lake McGregor Drive
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

**Amenities**

Amenities	Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Dog Run, Fitness Center, Gazebo, Indoor Pool, Laundry, Outdoor Pool, Party Room, Picnic Area, Playground, Pool, Recreation Facilities, Recreation Room, RV/Boat Storage, Storage, Trash
Parking Spaces	2
Parking	Boat, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Lake, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	157
Zoning	GROUPED RESERVOIR RESIDEN
HOA Fees	300
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.