

\$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 | 152 |
| Zoning | GROUPED RESERVOIR RESIDEN |
| HOA Fees | 300 |
| HOA Fees Freq. | MON |

Listing Details

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

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