

# \$349,000 - 2 White Pelican Way, Lomond

MLS® #A2213878

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,374 sqft

Residential on 0.08 Acres

NONE, Lomond, Alberta

Start the car, bring the boat and enjoy year round lake life with this beautiful home in the gated community of Lake McGregor Country Estates! South facing large windows fill this 1-½ storey, 2 bedroom, 2 bathroom home with natural light. The main floor features a large living room with a gas fireplace, 4pc bathroom, the primary bedroom, kitchen with oak cabinetry and dining space. The garage has been converted to an additional large living or storage space that is heated and has AC from a wall unit. Use it for all your lake toys, make it your ultimate entertainment room, or an extra large room for all the kids friends that will want to come hang out at the lake all summer. A large sliding glass door takes you to the back patio of your fully fenced yard with mature trees, to BBQ (gas hookup) and relax after a toughtful day on the lake. Upstairs you'll find the loft area that overlooks the dining room and entry below, a large 2nd bedroom, 3pc bathroom with stacking laundry.

With 29KM of lake and all the amenities you™re looking for to make memories all year round. Located just 90min SE of Calgary or 1hr North of Lethbridge. You will enjoy full access to the residents club, indoor and outdoor pools, hot tub, sauna and private marina. Other amenities include: tennis court, volleyball court, basketball court, baseball diamond and secure, year-round storage for boats and personal watercraft (when space



permits).

Built in 2001

### **Essential Information**

MLS® #	A2213878
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2 White Pelican Way
Subdivision	NONE
City	Lomond
County	Vulcan County
Province	Alberta
Postal Code	T0L 1B0

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Coin Laundry, Indoor Pool, Outdoor Pool
Parking Spaces	2
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Close to Clubhouse, Few Trees, Lake
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	3
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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