

\$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 | 5 |
| Zoning | RR |
| HOA Fees | 300 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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