

\$515,000 - 171033 Range Road 221, Rural Vulcan County

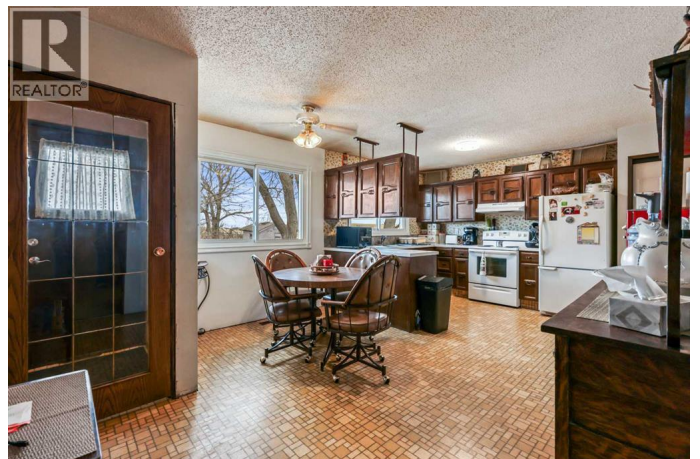
MLS® #A2201349

\$515,000

4 Bedroom, 2.00 Bathroom, 1,138 sqft
Single Family on 4.87 Acres

N/A, Rural Vulcan County, Alberta

****Charming Bungalow on 4.87 Acres â€“**
Perfectly Located for Country Living with City Convenience!****Welcome to this lovely bungalow situated on 4.87 acres, just 16 miles northeast of the Town of Vulcan. Offering the best of both worlds, this property provides a serene country lifestyle while still being centrally located â€“ only an hour away from Lethbridge, Strathmore, and High River, and just 1.5 hours to Calgary! This 1,137 sq.ft. bungalow features a spacious country kitchen and a cozy living room with a large picture window that frames picturesque views of the surrounding countryside. The main floor includes 3 bedrooms, a full bathroom, and a convenient laundry area. The partially finished basement offers additional living space with 1 bedroom (window does not meet egress), a generous family room featuring a wood-burning stove, perfect for those chilly winter nights. The heat from the stove warms the entire home! Additionally, there's a 3-piece bathroom and plenty of storage space. A standout feature of this property is the oversized, detached double garage/shop that was added in September 2023. This heated space is perfect for anyone needing a workshop or extra storage! Some noteworthy recent updates include the septic tank rebuild in 2023, pressure tank and points brought into the home (Feb. 2024), a new furnace installed in September 2024 with rough-in for air**



conditioning and all ducts cleaned, a new hot water tank (Oct. 2024), new front and back windows (2024), eavestrough replaced (2022), and a new roof (2017). This private acreage offers the ideal setting for someone looking to escape the city while still being close enough to commute in any direction. A added Bonus is just minutes to Lake Mc Gregor with amazing Activities allowed perfect to have just around the corner! It's ready for a new owner to add their personal touch and make it their own. Donâ€™t miss the opportunity to own this peaceful retreat! (id:6289)

Built in 1970

Essential Information

Listing #	A2201349
Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,138
Acres	4.87
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	171033 Range Road 221
Subdivision	N/A
City	Rural Vulcan County
Province	Alberta
Postal Code	T0L2B0

Amenities

Amenities	Water Nearby
Features	See remarks, No neighbours behind
Parking Spaces	10
Parking	Detached Garage, Garage, Heated Garage, Oversize, See Remarks

of Garages 3

Interior

Appliances Refrigerator, Stove, Freezer, See remarks, Window Coverings, Garage door opener, Washer & Dryer

Heating Natural gas Stove, See remarks

Cooling See Remarks

of Stories 1

Has Basement Yes

Exterior

Exterior Features Fruit trees, Landscaped

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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