

\$675,000 - 174008a Range Road 214, Rural Vulcan County

MLS® #A2231251

\$675,000

3 Bedroom, 2.00 Bathroom, 757 sqft
Single Family on 8.48 Acres

McGregor Lake, Rural Vulcan County, Alberta

Located just south of the Village of Milo, this 8.48-acre parcel is situated on the east side of McGregor Lake, offering a great combination of country living and lakeside access. The property includes a 757 sq. ft. bungalow, originally built in approximately 1950 and moved onto the site several years ago. Since the move, the home has seen updates including replaced windows, new siding, and a metal roof. The main level of the home features a kitchen with dining area, living room with access to the west-facing deck, primary bedroom, second bedroom, and a full bathroom. The basement is partially developed with a spacious recreation room, four-piece bathroom, utility room, and an additional bedroom. The hot water tank was replaced in January 2025. A major highlight is the approximately 2,400 sq. ft. shop, equipped with radiant heat, concrete floor, 220 AMP electrical service, and a 16'™ overhead door—ideal for storage, workshop, or commercial use. Water is supplied via a 2,500-gallon cistern. The current owner hauls water from the Village of Milo. There is a septic tank and field for waste management. The yard extends west toward McGregor Lake, which is used for both irrigation and recreational purposes. No permanent structures are permitted within 20 metres of the lake's high-water mark. This unique acreage offers peaceful surroundings, practical



amenities, and scenic viewsâ€”perfect for year-round living or a private retreat. (id:6289)

Built in 1950

Essential Information

Listing #	A2231251
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Square Footage	757
Acres	8.48
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	174008a Range Road 214
Subdivision	McGregor Lake
City	Rural Vulcan County
Province	Alberta
Postal Code	T0L1L0

Amenities

Amenities	Water Nearby
Features	Cul-de-sac
Parking Spaces	10
Parking	Gravel, Other, RV
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher
Heating	Propane Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Magnuson Realty Ltd



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