

\$730,000 - 203037 Twp Rd 174, Rural Vulcan County

MLS® #A2246115

\$730,000

4 Bedroom, 2.00 Bathroom, 1,678 sqft

Single Family on 16.46 Acres

N/A, Rural Vulcan County, Alberta

Discover your own slice of paradise with this picturesque 16.46-acre acreage, located just 11 km north and 4 km west of Lomond, Alberta. Nestled amidst beautiful, mature trees, this tranquil property embodies the charm of a true family homestead. As you approach, you'll be captivated by breathtaking views that stretch for miles, creating a stunning backdrop for your rural lifestyle. The meticulously maintained yard is a gardener's dream, adorned with vibrant flower beds, lush garden, and wide-open spaces, perfect for family gatherings or just quiet time for yourself! This property features an impressive array of outbuildings, ideal for hobbyists, or those in need of extra storage space. Highlights include a blue metal calving barn that's ready with metal equipment, a charming red barn that adds to the character of the landscape, red workshop perfect for creative projects. Additionally, two spacious metal Quonsets one of which built in 2012 and includes an overhead door for easy access, along with a watershed/storage building housing two large plastic tanks & pumps for convenience. The cozy home, originally built in 1965, has seen numerous updates over the years, seamlessly blending modern comforts with classic charm. It features three bedrooms and one bathroom on the main floor, two wood-burning fireplaces (one on the main level and one in the basement) for those cold winter nights, and windows replaced within the last 10 years, allowing natural light to illuminate the



space. The durable tin roof was installed approximately 20 years ago, and the basement was fully renovated just three years ago through insurance, boasting a large family/living area, one full bathroom with a tiled glass shower, and an additional spacious bedroom. For further peace of mind, a new septic tank system is scheduled for installation in 2025.If you're searching for the perfect blend of country living and proximity to small-town amenities, look no further! This acreage is conveniently situated near Lomond, with nearby lakes offering recreational opportunities for fishing, boating, and more. This beautiful property is ready for your family to make lasting memories and enjoy the serenity of country living. Donâ€™t miss your chance to own this rural retreat.

(id:6289)

Built in 1966

Essential Information

Listing #	A2246115
Price	\$730,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,678
Acres	16.46
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	203037 Twp Rd 174
Subdivision	N/A
City	Rural Vulcan County
Province	Alberta
Postal Code	T0L1G0

Amenities

Features	No neighbours behind
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Garburator, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

Exterior

Exterior	Brick, Stucco, Wood siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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