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

MLS® #A2201349

\$515,000

4 Bedroom, 2.00 Bathroom, 1,138 sqft Residential on 4.87 Acres

NONE, 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. Don't miss the opportunity to own this peaceful retreat!

Built in 1970

Essential Information

MLS® # A2201349 Price \$515,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,138 Acres 4.87 Year Built 1970

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 171033 Range Road 221

Subdivision NONE

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 2B0

Amenities

Parking Spaces 10

Parking 220 Volt Wiring, Driveway, Double Garage Detached, Garage Door

Opener, Heated Garage, Insulated, Oversized, See Remarks

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, See Remarks

Appliances Electric Stove, Freezer, Garage Control(s), Refrigerator, See Remarks,

Washer/Dryer, Window Coverings

Heating Natural Gas, Pellet Stove, See Remarks

Cooling Rough-In

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Dog Run, Garden, Private Yard

Lot Description Dog Run Fenced In, Fruit Trees/Shrub(s), Lake, Landscaped, No.

Neighbours Behind, Private, See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 24th, 2025

Days on Market 220 Zoning CR

Listing Details

Listing Office RE/MAX First

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