\$475,000 - 235030 Twp Rd 172, Rural Vulcan County

MLS® #A2248041

\$475,000

4 Bedroom, 1.00 Bathroom, 2,729 sqft Residential on 8.86 Acres

NONE, Rural Vulcan County, Alberta

Just 15 minutes northeast of the Town of Vulcan, this 8.86-acre property offers a rare opportunity to own a solidly built country home with room to make it your own. Constructed in 1981 with concrete block exterior walls and poured concrete basement walls, this bungalow boasts over 2,450 sq. ft. on the main level, plus a 278 sq. ft. upper level with a walk-out deck. The home has a dated interior but tremendous potential to increase value with cosmetic updates. The main floor features an open-concept kitchen, dining, and living room, four spacious bedrooms, a full bathroom, a large laundry room, and a mudroom with sink at the main entrance. The upper level offers a bright family room with deck access and sweeping views of the countryside. The basement, currently used for storage, has a gravel floor, high ceilings, and great potential for development. Recent updates include a boiler system replaced within the past five years. Water is supplied by a drilled well, and there is also a right of way for a water co-op on the property. The acreage includes fenced pasture land, an older but well-maintained shop, additional older buildings used for storage, and an older barn in poor condition. The peaceful setting is enhanced by a natural drawâ€"a small valleyâ€"running through the pasture at the north end of the property. If you're searching for a strong, well-built home in a tranquil rural settingâ€"ready for your personal touchâ€"this property is worth a closer look.







Essential Information

MLS® # A2248041 Price \$475,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 2,729 Acres 8.86 Year Built 1981

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address 235030 Twp Rd 172

Subdivision NONE

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code ToL 2B0

Amenities

Parking Off Street

Interior

Interior Features Ceiling Fan(s), Open Floorplan, Tankless Hot Water

Appliances Dryer, Freezer, Gas Stove, Refrigerator, Washer, Water Softener,

Window Coverings

Heating Boiler, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No.

Neighbours Behind, Pasture

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed August 12th, 2025

Days on Market 71

Zoning Rural General

Listing Details

Listing Office Magnuson Realty Ltd

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