

\$549,900 - 171033 Range Road 221, Rural Vulcan County

MLS® #A2201349

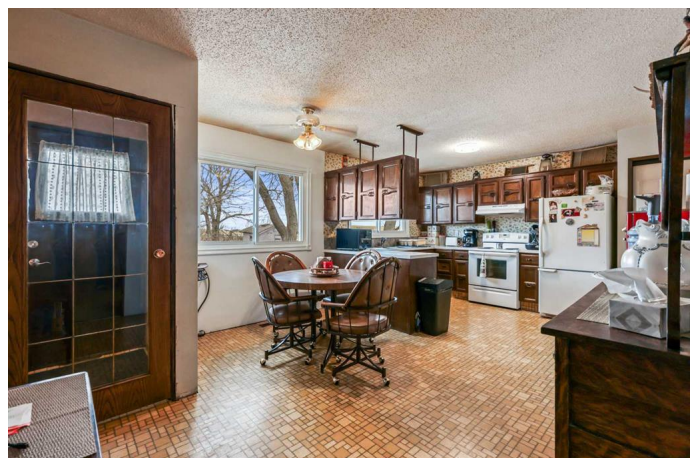
\$549,900

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. Donâ€™t miss the opportunity to own this peaceful retreat!

Built in 1970

Essential Information

MLS® #	A2201349
Price	\$549,900
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, Double Garage Detached, Driveway, 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	107
Zoning	CR

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.