

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

MLS® #A2201349

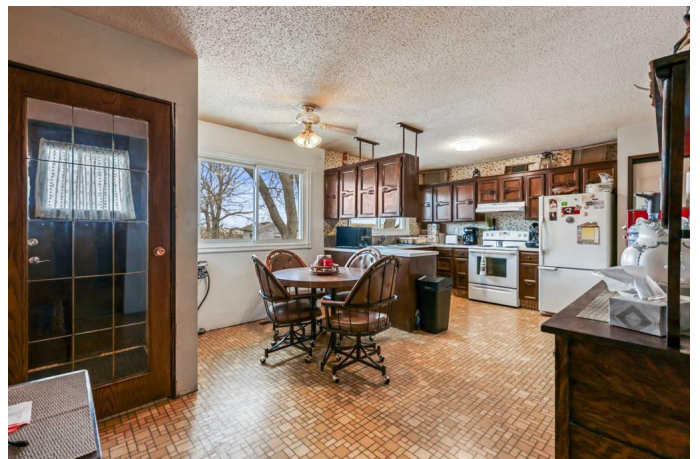
**\$549,900**

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. Don'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	Double Garage Detached, Driveway, Heated Garage, Insulated, 220 Volt Wiring, Garage Door Opener, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, See Remarks
Appliances	Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Natural Gas, Pellet Stove, See Remarks
Cooling	Rough-In
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard, Dog Run
Lot Description	Lake, Landscaped, No Neighbours Behind, Private, See Remarks, Dog Run Fenced In, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
Days on Market	30
Zoning	CR

### Listing Details

Listing Office	RE/MAX First
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