



GRASSROOTS
REALTY GROUP

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190003 240 Range Road
Rural Vulcan County, Alberta

MLS # A2216759



\$448,997

| | | | |
|-----------|--------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 1,503 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.89 Acre | | |
| Lot Feat: | Few Trees, Lawn | | |

| | | | |
|-------------|-------------------------|------------|-----------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl | Sewer: | Holding Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Other | Zoning: | RURAL GENERAL |
| Foundation: | Pillar/Post/Pier | Utilities: | Natural Gas Connected |
| Features: | Kitchen Island | | |

Inclusions: N/A

10 Minutes to Lake McGregor, easy access to the finest boating, fishing and swimming around! This well kept home on just under an acre will not fail to impress! This 3 bedroom 2 full bath home is perfect for a family wanting to escape the hustle and bustle of city life, or someone looking to downsize. Improvements in 2024: new metal roof, new siding all around. Everything is on the same level! The spacious kitchen provides ample room for meal prep and the pantry allows for some food storage. The primary bedroom is located at the other end of the home from the two other bedrooms, so the kids won't be bothering you. Escape the city and enjoy the country life while still being an easy drive to the city, and only 15 minutes to Vulcan, 30 minutes to High River, 40 minutes to Strathmore, 45 minutes to Okotoks, and 50 minutes to the South Health Campus all on paved roads! This country home is both quiet and accessible. Hurry before this home is gone!