



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**134004 RG RD 223**  
**Rural Vulcan County, Alberta**

**MLS # A2221144**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,907 sq.ft.	<b>Age:</b>	1906 (119 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Quad or More Detached		
<b>Lot Size:</b>	3.73 Acres		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	Forced Air, Radiant	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Storage		

**Inclusions:** water truck & tank, 3 bar stools, lawn mower. All existing furniture is negotiable

Affordable Acreage living can be yours! Take a step back in time in this one of a kind, turn of the century two story beauty, which was lovingly handcrafted back in 1906, and still features most of the original finishing craftsmanship! This home totals 1907 sq ft on 2 levels, with 3 bedrooms, and 2 bathrooms. The home has also had a few upgrades and additions over the years including kitchen cupboards, main floor laundry, furnace, flooring, windows, paint, shingles etc. There is also a 10' x 14' unheated front attached sunporch for lounging or entertaining! The home itself is amazing, but the yard and its multitude of outbuildings might be the crowning jewel! There are sheds, shops, garages, barns, chicken coops, a bunk house, a grainery, and even more buildings! The previous owner was a car enthusiast, and he loved to keep his vehicles well protected. There is a 30' x 40' metal clad shop on concrete, insulated with heat, 220 power and 2 overhead doors. There is also a 24' x 30' shop finished with heat, and concrete. And a 34' x 55' barn for livestock, or additional storage. The other buildings just help compliment your storage needs! Comes with 5 appliances, garage door openers, lawn mower, water truck and tank, and some of the furniture and chattels could be negotiable. This property is priced well below a recent 2024 appraisal.