



**GRASSROOTS**  
REALTY GROUP

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**184009 TWP RD 170**  
**Rural Vulcan County, Alberta**

**MLS # A2229032**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Off Street, Oversized		
<b>Lot Size:</b>	10.85 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pastur		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Drinking Water, Dugout
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Reservoir Vicinity
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** animal shelters, fencing, Automatic waterer for animals, water pump/pressure tank, 3 grain bins in grazing field

BEAUTIFULLY RENOVATED COUNTRYSIDE RETREAT! located just off Badger Lake in Vulcan County. Set on over 10 acres, this property offers a meticulously updated 4-bedroom, 2-bathroom home with modern finishes, vinyl plank flooring throughout, and central A/C for year-round comfort. All bedrooms are conveniently located on the main floor, including a spacious 5-piece bathroom with double vanity, a 3-piece second bath, and main floor laundry for added convenience. Enjoy cozy evenings by the wood-burning fireplace or relax in the three-season sunroom. The unfinished basement offers future development potential, with a framed-in bedroom and roughed-in bathroom. Outside, the property is fully equipped for hobby farming with fencing, a powered barn, large and small animal shelters, a heated auto waterer, and grazing pasture. Additional outbuildings include a heated shop (40 x 32ft.) and a Quonset (48 x 60ft). This well-equipped acreage also includes three large grain bins, a bright yard light, a 30-amp RV hookup, and a natural gas BBQ line. Water is supplied by a treated dugout system for household use and a 1,200-gallon cistern for fresh water to the kitchen, with the option available to run fresh water throughout the entire home. The property also offers Bow River irrigation rights. Located just steps from Badger Lake, this property offers year-round recreation with boating, paddling, and some of Southern Alberta's best ice fishing (pike, walleye, and burbot). Peaceful and private, yet practical and ready to go—this is acreage living at its finest.