



GRASSROOTS
REALTY GROUP

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

162072 Range Road 220
Rural Vulcan County, Alberta

MLS # A2247145



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,034 sq.ft.	Age:	1986 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	7.93 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Log, Wood Frame, Wood Siding	Zoning:	RI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Wood Counters		

Inclusions: Lawn Mower, Trampoline, Zip Line, Volleyball Net, Swings

Welcome to this cozy two bedroom, one and a half bath retreat nestled on just under 8 acres of land in the Vulcan County. This charming home offers just over 1,000 sqft of warm and inviting living space, perfect for a starter acreage or a peaceful getaway from the city hustle. The property features many outbuildings including a shed, a versatile shop, a quonset, and another building with electricity for your hobbies, there are so many possibilities. For the outdoor lovers this location is a dream. Just 15 minutes away from Lake McGregor boat launch, ideal for fishing, boating, and just soaking up the lake life. Hunting and other recreational activities await nearby, with the friendly town of Vulcan just 20 minutes away for all of your essentials. Whether you are looking to settle into a welcoming home where family memories are made, searching for a weekend escape, or exploring airbnb potential for extra income, this property checks all of the boxes. This cozy cabin invites you to relax, unwind, and enjoy the best of country living. Don't miss the chance to see this beautiful acreage and experience all the opportunities it has to offer. Schedule your showing today!