



GRASSROOTS
REALTY GROUP

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

235030 TWP RD 172
Rural Vulcan County, Alberta

MLS # A2248041



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,729 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	8.86 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	Rural General
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Tankless Hot Water		

Inclusions: Upright Freezer

Just 15 minutes northeast of the Town of Vulcan, this 8.86-acre property offers a rare opportunity to own a solidly built country home with room to make it your own. Constructed in 1981 with concrete block exterior walls and poured concrete basement walls, this bungalow boasts over 2,450 sq. ft. on the main level, plus a 278 sq. ft. upper level with a walk-out deck. The home has a dated interior but tremendous potential to increase value with cosmetic updates. The main floor features an open-concept kitchen, dining, and living room, four spacious bedrooms, a full bathroom, a large laundry room, and a mudroom with sink at the main entrance. The upper level offers a bright family room with deck access and sweeping views of the countryside. The basement, currently used for storage, has a gravel floor, high ceilings, and great potential for development. Recent updates include a boiler system replaced within the past five years. Water is supplied by a drilled well, and there is also a right of way for a water co-op on the property. The acreage includes fenced pasture land, an older but well-maintained shop, additional older buildings used for storage, and an older barn in poor condition. The peaceful setting is enhanced by a natural draw—a small valley—running through the pasture at the north end of the property. If you’re searching for a strong, well-built home in a tranquil rural setting—ready for your personal touch—this property is worth a closer look.