



**GRASSROOTS**  
REALTY GROUP

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**251045 Hwy 534**  
**Rural Vulcan County, Alberta**

**MLS # A2261512**



**\$729,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Gravel Driveway, Heated Garage, Insulated, Paved, Quad		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Level, No Neighbours		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	35-16-25-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Sump Pump(s)		

**Inclusions:** None

Acreage opportunities like this are RARE!! Pride of ownership is immediately evident from the minute you drive onto the property from the paved highway & no gravel roads! & take it all in! A warm and welcoming, well-maintained 3-bedroom bungalow, that's seen MANY improvements over the years, with pretty yard space and plenty of trees for privacy and shelterbelt. A HUGE (37' x 72') concrete-floored, metal in-and-out, heated, 3-BAY shop with mezzanine that's every handyman or car collector's dream - and perfect for someone looking to start a home-based business (subject to County approval). A HUGE metal Quonset (40' x 62') for storage - so you're not eating into shop space! - that's large enough for equipment, tools, hay / feed & for the horse or steer you always wanted in your new acreage dream AND there's a conveniently fenced area ready and waiting too! The bonus is that the home has seen many improvements over the years, including a newer well (with upgraded water conditioning system), newer septic system, upgraded insulation, upgraded air conditioning system with UV treatment & so much more! This property has been loved and valued, but it's easy to see why - stunning setting, immaculate home, exceptional outbuildings and & with Vulcan 2-mins away (with its school, shopping and hospital) High River 35-mins and Calgary or Lethbridge just an hour each - unbeatable convenience! It's country living at its very best!! All this property needs is its next family. Could that be you? Book your private showing today and get ready to take that next big step on your acreage dream!