



GRASSROOTS
REALTY GROUP

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134004 Rg Rd 223
Rural Vulcan County, Alberta

MLS # A2263028



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,799 sq.ft.	Age:	1906 (119 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Oversized, Quad or More Detached		
Lot Size:	3.73 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas, Radiant	Water:	Cistern
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	28-13-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home		

Inclusions: Water truck w/ tank, three bar stools, lawn mower. Additional items negotiable.

Escape to the peace and quiet of country living with this inviting acreage just east of Carmangay! Sitting on 3.73 acres, this 1,799 sq. ft. two-storey home is filled with timeless charm and character, featuring beautiful hardwood floors, solid wood doors, and trim — the kind of craftsmanship you don't often find in today's homes. You'll also appreciate the comfort of central A/C and a cozy, welcoming atmosphere throughout. Inside, you'll find three spacious bedrooms, two bathrooms, main-floor laundry, and a bright, traditional layout that offers plenty of room for family living. The unfinished basement with high ceilings is ready for your personal touch and future development. Outdoors, this property truly shines. With a total of ten outbuildings, there's endless space for hobbies, storage, and work. Two heated shops anchor the property — one 30'x40' with radiant heat and dual overhead doors, and another 24'x30' with its own heat and single overhead door. You'll also find a three-car garage/workshop, a 54'x33' quonset, two additional garages, two sheds, a chicken coop, and even a bunkhouse for guests or extra storage. There's also ample room to create your dream garden, and an east-facing deck that's perfect for enjoying your morning coffee while taking in the scenic views. Just a 10-minute drive off Highway 23, this affordable acreage delivers exceptional value, versatility, and charm — a rare opportunity to enjoy a piece of rural Southern Alberta.