



GRASSROOTS
REALTY GROUP

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190003 240 Range Road
Rural Vulcan County, Alberta

MLS # A2263162



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,507 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.96 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RURAL GENERAL
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Looking to trade the pace of city life for wide-open skies and lake country charm without giving up easy access to the city? Just 15 minutes away from Vulcan, this 3-bedroom, 2-bathroom home sits on nearly an acre in quiet Rural Vulcan County, offering the ideal balance between peaceful seclusion and day-to-day convenience. Located near the shores of Lake McGregor, it's a haven for nature lovers and outdoor enthusiasts alike. Whether you're boating, fishing, or simply enjoying the lake breeze, the setting adds something special to everyday life. Inside, the home offers over 1,500 sq ft of bright, well-kept living space with vaulted ceilings, skylights, and an open kitchen complete with a breakfast bar and island. The large living room makes a natural gathering spot, and the private primary suite features a walk-in closet and 4-piece ensuite bath. Two additional bedrooms and a full bath round out the home. With a deck for relaxing, a private yard, and almost a full acre of land to make your own, there's room here to grow, unwind, and enjoy. Off-street parking and a storage shed add to the home's practicality. If you've been dreaming of space, sky, and serenity, while staying connected to the city, this is your opportunity. Reach out today to book your private showing!