



**GRASSROOTS**  
REALTY GROUP

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**710 Whispering Greens Avenue W  
Vulcan, Alberta**

**MLS # A2269262**



**\$42,900**

**Division:** NONE

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R 1

**Water:** -

**Sewer:** -

**Utilities:** -

Imagine living in a rural community with all amenities including a hospital, schools, recreational facilities with a 50 ft wide walkout lot costing less than \$43,000.00. This vacant lot is located about 120 km south of the City of Calgary, and 100 km north of the City of Lethbridge. This residential lot is serviced at the property line and is set up for a walk-out basement. This property is part of the Whispering Greens Homeowners Association. The reasonable HOA fee is applicable only once your home is built and ensures that you never have to worry about shoveling your snow or mowing the lawn! There is no time commitment or building commitment. There are building restrictions in place to keep the uniformity of the area, and help maintain your property value. Vulcan is a fantastic rural community offering many amenities from Schools, Hospital, Rec Center, retail businesses and restaurants. Close to good fishing, camping and Little Bow Resort which is just minutes away. The architectural controls are in the supplement section. Call your favorite builder.